

Report to	<b>Planning Committee</b>
Date	<b>18 January 2018</b>
By	<b>Director of Planning</b>
Local Authority	<b>SDNPA (Called In Applications)</b>
Application Number	<b>SDNP/17/03513/OUT</b>
Applicant	<b>Pacalis (SDV) Limited and Josephis</b>
Application	<b>The construction of a C2 assisted living community for older people consisting of apartments, cottages and a community hub</b>
Address	<b>Land East of Harrier Way, Petersfield, GU31 4EZ</b>

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**Recommendation:**

- 1. That outline planning permission be granted for application SDNP/17/03513/OUT subject to the conditions set out in paragraph 10 of this report and subject to the completion of a S106 agreement, the final form of which is delegated to the Director of Planning, with obligations relating to:**
  - Securing the C2 use through the details of care package requirements, qualifying occupier/residents and domiciliary care provider;**
  - Securing the details of the Travel Plan including the 'communal transport' and £50,000 highways contribution for improved pedestrian and cycle access to Petersfield Town Centre;**
  - Securing the details of the 'private estate roads' (i.e. the extent of the roads not being offered up for adoption, management and maintenance details).**
  - Creating and maintaining a PROW across the site - to link up with the wider public footpath (Serpent Trail) adjacent to the site, and**
  - Securing an employment and skills plan for the construction and operational phases of the development, and**
- 2. That authority be delegated to the Director of Planning to refuse application SDNP/17/03513/OUT with appropriate reasons if the S106 agreement is not completed or sufficient progress has not been made within 3 months of the 18 January 2018 Planning Committee meeting.**

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**Executive Summary**

The land east of Harrier Way is allocated in the made Petersfield Neighbourhood Development Plan (PNDP) for housing to meet the needs of an ageing population. In summary, this outline application (with all matters to be approved except landscaping) is seeking permission for 70 dwellings (42 two-bed houses and 28 two-bed flats) falling within Use Class C2 (residential institutions), a 'community hub' and ancillary staff accommodation.

On balance, it is considered that the proposal does fall within Use Class C2 and would be in accordance with the allocation in the PNDP. In addition, whilst the development would be considered major development for the purpose of paragraph 116 of the NPPF, it can be demonstrated that there are exceptional circumstances and it is in the public interest to grant planning permission. It is considered that the proposal would not have a detrimental impact on the character of the local area, it would conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, promote opportunities for the understanding and enjoyment of the special qualities of the National Park and would not have a detrimental impact on the amenity of local residents. On this basis, the application is recommended for approval.

The application is placed before Committee due to being major development, the issues the application raises and issues raised in the representations received.

## **1. Site Description**

- 1.1 The site is a 3.2ha parcel of land on the eastern side of Harrier Way, Petersfield.
- 1.2 To the north of the site is the Taro Leisure Centre and East Hampshire District Council Offices. To the west is a housing estate, comprising predominantly two storey residential dwellings. To the south and east is open countryside and a sewage works is located further to the east of the site.
- 1.3 The site is undeveloped and consists of open scrub, trees and vegetation.
- 1.4 The site is recorded on Historic Landscape Character maps and is shown as the last remnants of the eastern extent of Heath Common which historically included a significant amount of land to the west of the site and included Heath Pond which remains today. The site is within the Rother Farmland and Heath Mosaic character area as set out in the South Downs Integrated Landscape Character Assessment (SDILCA). As set out in the SDILCA the area is slightly elevated, flat topped plateau which stands as an 'island' amongst the low lying farmland.
- 1.5 The western part of the site running along Harrier Way is mapped as a Lowland Dry Acid Grassland priority habitat which is characteristic of the area. The northern part of the site is designated as a Deciduous Woodland BAP priority habitat and there is a group Tree Preservation Order along the northern boundary.
- 1.6 The route of the Serpent Trail path passes to the north of the site (the 64-mile path which winds its way through the rare heathlands of the South Downs National Park).
- 1.7 The site is allocated for 'housing to meet the needs of an ageing population' within the Petersfield Neighbourhood Development Plan (policy HP3 and site H8).

## **2. Proposal**

- 2.1 The application is in outline with all matters to be approved except landscaping.
- 2.2 The application, as amended, proposes a development for an 'assisted living community' (Use Class C2) which would comprise a total of 70 dwellings (42 two-bed houses and 28 two-bed flats), a 'community hub' and ancillary staff accommodation.
- 2.3 The development proposes to provide specialised housing for older people (to meet a range of care needs depending on individual's circumstances) in an alternative form to the more traditional 'sheltered housing' and 'residential care home' format.
- 2.4 This type of development would provide basic and extra care directly in residents' homes, typically up to a prescribed number of hours per week to enable residents to live reasonably independently for longer.
- 2.5 The key features of this proposal include:
  - The site will be managed and operated by a commercial company to provide services, care and site management to residents. The company would retain the freehold ownership of the development;
  - The presence of a domiciliary care agency on site;

- A person having their own front door and the self-contained flats or houses will have design features and equipment / technology to help maintain independence and provide a safe environment;
  - All qualifying residents would register with the care agency on first occupation and be subject to an interview to assess their needs and requirements. The 'qualifying resident' (or one of a couple) will need a minimum of 1.5 hrs of care per week to qualify. The qualifying resident must be assessed as having a need for care and records kept of this assessment for future scrutiny;
  - Qualifying residents have to be over the age of 60;
  - All residents will have the ability to purchase additional hours of personal care on request from the care agency;
  - 24 hour care staff and support available on site, including staff offices / facilities and domestic support services (e.g. help with cleaning, shopping etc);
  - Care staff will have key access to all units to be used by arrangement with resident or in the case of an emergency;
  - All residents will sign a lease and pay a service charge to access the communal facilities and social activities that will operate on site in perpetuity;
  - Residents will have access to the provision of meals and a laundry service;
  - The 'community hub' building will provide a range of uses including café, restaurant, lounges, activity / meeting rooms and consultation / treatment rooms;
  - Residents will have access to other social and leisure facilities / activities, and
  - Terms and conditions of leases will pass on to any subsequent buyers.
- 2.6 The development takes the form of three focal 'courtyards' with three access points from Harrier Way. The proposed houses / flats and community hub building will be clustered around a courtyard / parking area with its own separate access to and from Harrier Way. Buildings will front onto the courtyards, landscaped areas within the site and some will front onto Harrier Way.
- 2.7 Landscaped areas are proposed in and around the three 'courtyards'. The landscaped areas include retaining and enhancing some of the existing boundary treatments / planting (including the retention of the protected trees on the northern boundary and highly valued trees within the site) and the opening up of an existing watercourse within the site. The current landscape treatment to Harrier Way will be altered (the removal of the bund and some tree / shrub planting) to provide vehicular and pedestrian access to (and through) the site and to some of the buildings.
- 2.8 There is no vehicular route through the whole site, vehicular access is only provided to three individual courtyards / parking areas. Pedestrians and cyclists will be able to walk / cycle in and around the whole site. Proposals also include a perimeter footpath / cycleway linking Harrier Way with the Petersfield Footpath 30 (part of the Serpent Trail).
- 2.9 The proposed buildings range in height from 2 to 3 storeys (with rooms in the roof). The 'community hub' building is positioned roughly in the centre of the site with a dual frontage (one entrance visible from Harrier Way and the other entrance within the site). The hub building will provide a range of uses including café, restaurant, lounges, activity / meeting rooms, consultation / treatment rooms, staff / office accommodation and guest accommodation (for short term / overnight stays).
- 2.10 On site staff living accommodation (3 bedrooms with shared kitchen / lounge) is provided above one of the bin / cycle stores fronting onto Harrier Way.
- 2.11 The scheme provides for 70 car parking spaces to be used by residents, staff and visitors. Each dwelling has its own mobility scooter storage (and charging point) and some of the car parking spaces will also include electric charging points. In addition, the applicant is proposing that as part of the management of the site residents and staff will have access to 'communal transport' (in the form of a people carrier) which residents and staff can 'book' to take them to the town centre / train station / to and from appointments etc.

- 2.12 The proposal also includes a number of ‘sustainability’ elements both within the construction and use of the buildings (energy efficiency measure, including PVs, water efficiency measures, use of locally sourced construction materials, electric charging points for mobility scooters and other vehicles) and the landscaped areas (such as the use of a ‘sustainable urban drainage system’ via swales, rainwater gardens and permeable surfaces).

### 3. Relevant Planning History

- 3.1 SDNP/14/04278/OUT: Outline application (all matters reserved except access) for a continuing care retirement community (comprising 148 units). Refused 12.02.2015 for the following reasons:
1. The application is for major development outside of the settlement boundary of Petersfield. There are no exceptional circumstance, or public interest, to justify planning permission for this major development at this time. The proposal would result in a detrimental impact upon the established landscape character of this sensitive site and would harm the rural character and setting of this part of the town and wider area through the introduction of a large, bulky built form across the site in a previously undeveloped setting. The development would neither conserve nor enhance the National Park and its special qualities. The development would be contrary to CPI, CP2, CPI0, CPI1, CPI9, CP20, CP28 of the East Hampshire Joint Core Strategy 2014, the draft Petersfield Neighbourhood Plan, Petersfield Town Design Statement 2010, the SDNP Partnership Management Plan, South Downs Integrated Landscape Character Assessment, the purposes of the National Park, Circular 2010 and NPPF.
  2. Although the layout plan provided is indicative the quantum of development, form, size, height, bulk and institutional layout of the buildings required would result in an uncharacteristic form and layout which would be visible from the surrounding countryside and detrimental to the local character, the settlement edge and setting and context of this part of the town and SDNP. The development would be contrary to policies CPI9, CP20, CP29 of the East Hampshire Joint Core Strategy 2014, the draft Petersfield Neighbourhood Plan, Petersfield Town Design Statement 2010, the SDNP Partnership Management Plan, South Downs Integrated Landscape Character Assessment, the purposes of the National Park, Circular 2010 and NPPF.
  3. Provision has not been made to secure a contribution to provide more sustainable travel choices and to manage growing travel demands in a sustainable way including the following package of mitigation:
    - Transport Contribution of £145,590
    - Implementation of Revised Travel Plan
    - Payment of the Travel Plan Approval and Monitoring Fees
    - Provision of a surety mechanism to ensure implementation of the Travel Plan
    - Implementation of the access proposals as shown in figures 4.1 and 4.2 of the Transport Statement.

This would be contrary to policy CP31 of the East Hampshire Joint Core Strategy 2014, policies T2 and T3 of the East Hants Local Plan 2006 (as saved), Hampshire CC Transport Contribution policy 2007 and the NPPF.

- 3.2 **Planning Officer Comment:** In January 2016, the Petersfield Neighbourhood Development Plan (PNDP) was ‘made’. The PNDP amended the settlement boundary of Petersfield and allocated this site for development. This is addressed further in Section 8 of this report.

### 4. Consultations

- 4.1 **Landscape Officer** – no objection subject to conditions.

Following meetings with the applicant and his team and the subsequent submission of amended plans the overall landscape strategy and design / layout of the scheme is heading in the right direction and other detailed comments can be addressed in the submission of the landscaping reserved matters application.

4.2 **Design Officer** – no objection subject to conditions.

Following meetings with the applicant and the subsequent submission of amended plans, there is no objection, subject to conditions, to the overall design and layout of the scheme.

4.3 **Rights of Way (Hampshire County Council)** – no objection subject to securing the landscaping proposals and inclusion of the footpath / cycle link.

We welcome the proposal includes the retention of a substantial green buffer on the northern aspect of the development, providing screening between the development and the right of way (Petersfield Footpath 30), and that vehicular access would be achieved through Harrier Way. We also support the inclusion of a footpath / cycle link to the right of way, which we would expect to be public access.

4.4 **Archaeology** – no objection subject to conditions requiring a written scheme of investigation and appropriate mitigation measures.

4.5 **Natural England** - no objection

Based upon the information provided, Natural England advises the SDNPA that the proposal is unlikely to affect any statutorily protected sites. In addition, see the published standing advice with regards to protected species.

4.6 **Ecology** - no objection subject to conditions requiring a fully-detailed ecological mitigation, compensation and enhancement strategy based on the submitted ecological assessment.

4.7 **Arboricultural Officer** - no objection subject to works being undertaken strictly in accordance with the submitted Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan referenced 6007/NH/16/11/17 and plan reference 6007-D3 Revision B dated 16 November 2017, and subject also to a finalised Arboricultural Method Statement and Tree Protection Plan. Service routes will also be required and must be outside the root protection areas of trees to be retained and those trees subject to a Tree Protection Plan situated on the northern boundary.

4.8 **Dark Skies Ranger** – no objection

As the site is on the edge of Petersfield, it is agreed that the area is to be assessed as EI under the ILP guidance (as stated in the submitted report).

Whilst the development will not substantially impact the dark skies core areas to the east, the development will nevertheless extend the lighting footprint of Petersfield further into the increasingly darker areas. Given that some of the proposed properties have four floors of lighting (including roof lights) - whereas the surrounding residential has two, it is estimated that the increase height of the new builds would increase the visibility of the development and make it stand out more from the surrounding residential areas. It is recommended that the design of the buildings is consistent with the height of the surrounding environment and that roof lights are also avoided.

There is no objection to the external lighting provided that street lighting is consistent with Hampshire County Council's dimming scheme (they also use warm white CCT's instead of the cool in their street lighting). Where the lighting is for path ways and car parks, it is recommended that lights remain consistent with the ILP guidance in that there is minimal upward light in all fixtures above 500 lumens (IDA stipulation).

Concern is raised with the suggestion about installing security lighting as this does not seem to be referenced in any design to ILP standards (in section 7 of the submitted assessment). On the first point, there is no evidence to suggest that putting up a security light reduces crime - in fact there are cases where this is the opposite. These lights can be extremely bright and on all night, and as this is a development where the surrounding countryside would suffer from the visibility of bright sources, it is recommended that security lights are not used or installed. In addition, 'security lighting' will often break all the recommendations by the ILP for illumination in an EI zone.

It is also recommended that all lighting be on sensible switching circuits, (proximity, timer) and that lights are only on when needed, and that all windows are fitted with black out blinds as standard.

**4.9 Local Highway Authority (Hampshire County Council) – no objection subject to conditions.**

Additional information has been submitted by the applicant in order to address issues raised including the removal of three crossing points and raised table.

Access

The development still proposes three new accesses onto Harrier Way which is an unclassified road and subject to a 30 mph speed limit. Due to speed a speed survey which shows 85th percentile speeds below 37.5 mph Manual for Streets can be utilised in order to construct the visibility requirements. The three new accesses now achieve visibility of 2.4 x 53.62 metres north and 2.4 x 55.9 metres south in compliance with Manual for Streets for the recorded speeds. A Stage One Road Safety Audit has been carried out which identified safety concerns relating to the visibility splays at the three accesses and at the pedestrian crossing points. This will be addressed by maintaining the visibility splays free of any obstructions at the accesses and pedestrian crossings.

Swept path analysis for a large refuse vehicle has been carried out which shows that it is able to enter the site and turn around to egress in a forward gear. The vehicle does overrun into the adjacent carriageway however, in this instance due to the expected frequency this tracking demonstration would be acceptable.

Three pedestrian crossing points have been proposed instead of the six previously. Pedestrian visibility has been demonstrated to be sufficient.

In order for the accesses to be constructed the applicant will need to apply for a Section 278 agreement in which the accesses and any other off site highway works will be subject to a full design check.

Parking

East Hampshire District Council is the parking authority and should be consulted on the suitability of the proposals. Additionally there should be 1 long stay cycle space per unit and 1 space per 2 units for short stay.

Site Layout

It is understood that the internal road network will be maintained privately by a management company in perpetuity and will therefore not be offered for adoption. Bin stores have been proposed close to the three vehicular accesses with refuse produced within the site taken to these points.

Contribution

The above development will generate additional traffic from the site as well as resulting in additional pedestrian movements. In order to mitigate this impact it is considered necessary for a financial contribution of £50,000 to be secured via a Section 106 Agreement. This is required to provide the necessary infrastructure and allow for more sustainable travel choices (to reconcile with the NPPF) and manage growing travel demands in a sustainable way (to reconcile with the LTP) in order to comply with the East Hampshire Districts Local Plan: Joint Core Strategy Policy CP31. The contribution will be used towards courtesy and Zebra crossing points between the site and Petersfield Town Centre. This sustainable transport scheme has a total cost of £200,000.

The Transport Contribution of £50,000 is in line with the three tests as set out in the Community Infrastructure Levy (CIL) 122 regulation. The contribution is necessary to make the development acceptable in planning terms because it will help fund local measures to accommodate the additional demands generated by the development which are currently insufficient to provide full multi modal access. The contribution is directly related to the site because it will provide local improvements that link the site to the wider transport network.

The contribution is fairly and reasonably related in scale and kind to the development site as it represents a proportionate sum in relation to the identified pedestrian infrastructure demands.

4.10 **Parking Authority (East Hampshire District Council)** – no objection.

4.11 **Environment Agency** - comments awaited.

4.12 **Lead Local Flood Authority (Hampshire County Council)** – no objection

The general principles for the surface water drainage proposals are acceptable, we would recommend that further information on the proposals be submitted as part of a more detailed design phase:

- A 10% Allowance for Urban Creep is to be added to the surface water drainage system.

Details are to be submitted for approval prior to commencement on site.

It is also important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and / or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

4.13 **Drainage** – no objection in principle subject to conditions securing the details of both foul and surface water drainage. Also see comments from the Lead Local Flood Authority.

4.14 **Environmental Health Services** – no objection subject to conditions securing the details of fixed plant (and mitigation measure to reduce noise impacts), kitchen ventilation / extraction and a construction environmental management plan.

4.15 **Contaminated Land** – no objection subject to conditions securing a detailed site investigation and mitigation / remediation measures.

4.16 **Economic Development and Tourism** - comments awaited.

4.17 **Housing Enabling Officer** – no objection

This application is made under planning use class C2 which would not generate an affordable housing contribution. However, if the application is deemed to fall within C3 then the full affordable housing requirements should be met. The preference is always for onsite provision; however the nature of the accommodation and care element may justify a commuted sum payment.

4.18 **Petersfield Town Council**

Whilst having no objection in principle to this development the council is concerned that the information provided with application seems not to fall in the Class C2 category but Class C3.

The council's previous comments submitted earlier on this application still stand, 'the council is disappointed that such an innovative scheme had not taken the opportunity to apply that innovation to infrastructure services such as heating, power and drainage'.

## 5. Representations

5.1 At the time of writing the report, 10 representations (including the Petersfield Society) objecting to the proposal have been received. Of those 10 representations, 5 object to the principle of developing the site as well as detailed elements of the submitted application, the remaining 5 support the principle of developing the site but object to detailed aspects.

5.2 Comments from those objecting to the principle of the development are summarised below:

- Inappropriate intrusion into the countryside;
- Detrimental impact on unspoilt views of the fields;
- Insufficient infrastructure to cope with any development and creating additional unacceptable pressure on local doctors, dentists etc, and

- The site should be used a wildlife / education study centre.
- 5.3 Comments from those objecting to detailed aspects of the proposal are many and varied nevertheless there are common themes which have been summarised below:
- Increase in traffic and insufficient parking for all the proposed residents, visitors and staff;
  - Increase in noise (mainly due to traffic increases);
  - Access to the site should be from Durford Road and the three access points from Harrier Way will lead to increase traffic congestion, impact on parking on Harrier Way and other local roads and are unsafe;
  - Loss of privacy and overlooking from the proposed development;
  - Design, scale and mass (particularly the 3-storey elements) are out of keeping / character for the area;
  - Development should be restricted to 2-storeys;
  - Object to the inclusion of the footpath between Woodlark Gardens and Linnet Close, it would have an unacceptable impact on local residents living near it (through noise and general disturbance) and it is not necessary;
  - Inappropriate location for elderly accommodation due to the lack of amenities / services and distance from the Town Centre;
  - Increase light pollution and detrimental impact on Dark Night Skies, and
  - Location of bin stores will have a detrimental impact on existing residential properties.
- 5.4 In addition to some of the comments set out in paragraph 5.3, the Petersfield Society also raise the following concerns:
- They question whether the proposal is a C2 use and suggest it is more akin to a C3 use;
  - There is a need for affordable housing, as set out in policy HP3 of the Petersfield Neighbourhood Plan, and
  - The proposals does not accord with the design framework as set out in the Petersfield Neighbourhood Plan, in particularly there should be three public spaces.
- 5.5 **Planning Officer Comment:** The above list is not exhaustive of the objections received but does cover those material to the determination of the application.
- 5.6 The applicant has submitted additional information rebutting some of the points raised by third parties and submitted amended plans and revised reports to address some of the concerns raised. Those amendments include the removal the proposed footpath between Woodlark Gardens and Linnet Close (this element no longer forms part of this planning application). Further consultation with specialists, statutory consultees and the town council was carried out and their comments are summarised in Section 4, where relevant those comments have been updated to refer to subsequent amendments / additional information.
6. **Planning Policy Context**
- 6.1 Applications must be determined in accordance with the Development Plans unless material considerations indicate otherwise. The statutory development plans in this area are the **Petersfield Neighbourhood Development Plan (made on 21 January 2016)**, the adopted **East Hampshire District Local Plan: Joint Core Strategy 2014** and the saved policies of the **East Hampshire District Local Plan: 2nd Revision 2006**.
- 6.2 The relevant policies and other material considerations to these applications are set out in Section 7, below.
- 6.3 National Park Purposes
- The two statutory purposes of the SDNP designation are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage,
  - 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 well-being of the local community in pursuit of these purposes.

## **7. Planning Policy**

### Relevant Government Planning Policy and Guidance

- 7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 (DEFRA Circular) and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The DEFRA 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.

### National Planning Policy Framework (NPPF)

- 7.2 The following National Planning Policy Framework sections have been considered in the assessment of this application:

- Achieving sustainable development
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment

### Major Development

- 7.3 Paragraph 116 of the NPPF states that planning permission for major developments within National Parks should be refused 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 on some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderate.

- 7.4 Section 8 of this report considers whether the proposed development is major development for the purposes of paragraph 116 of the NPPF.

### Relationship of the Development Plans to the NPPF and Circular 2010

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

- 7.1 The following policies of the **Petersfield Neighbourhood Development Plan (made on 21 January 2016)** (PNDP) are relevant to this application:

- HP1 - Housing Allocations
- HP2 - Mix of housing
- HP3 - Allocate housing to meet the needs of an ageing population
- HP8 - Quality and layout of housing developments
- H8 - Land south of Durford Road
- BEP1 - Built Environment
- BEP6 - Settlement Boundary
- BEP7 - Sustainable and Adaptable Buildings
- GAPI - Pedestrian, Cycle and Mobility Scooter Access

- CP5 - Encourage and promote community involvement and engagement
- NEP5 - Protecting and enhancing Petersfield's setting in its environment
- NEP6 - Links to the Countryside
- NEP7 - Biodiversity, Trees and woodland
- NEP8 - Flooding risk and waterway enhancement

7.6 The Petersfield Neighbourhood Development Plan (PNDP) allocates the site (referred to as land south of Durford Road) for 'housing to meet the needs of an ageing population' (policy HP3 and site H8). The PNDP also provides a 'design framework' to guide any proposals coming forward. The framework outlines a set of principles (set out below) that provide high-level guidance to steer the design and delivery of the site (and includes an indicative site layout plan):

- Protect and enhance views to the South Downs from the existing residential area of Harrier Way;
- Contain formalised wedges of public space to draw the landscape into the residential development;
- Multiple points of access from Harrier Way and the existing lane to the north;
- Provide frontage to the public space and landscape beyond;
- Land to the north of this site is allocated as employment land and appropriate mitigation should be incorporated to reduce the impact on H8;
- The site is ecologically sensitive and will require careful consideration of biodiversity issues. The number of dwellings and scale of the full development will be determined through the development management process in consideration of landscape impact on the SDNP and opportunities will be taken for the restoration and management of habitats as part of the scheme;
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water. Additional local sewerage infrastructure would be required to accommodate development in this location;
- Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes;
- Take into account the proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal of the PNDP, and
- Address any safeguarded Mineral Resources on site.

7.7 In addition, the PNDP makes several references, including with policy HP3, that this site is not allocated for 'conventional housing'.

7.8 The following policies of the **East Hampshire District Local Plan: Joint Core Strategy 2014** (JCS 2014) are relevant to this application:

- CP1 - Presumption in Favour of Sustainable Development
- CP2 - Spatial Strategy
- CP5 - Employment and Workforce Skills
- CP10 - Spatial Strategy for Housing
- CP11 - Housing Tenure, Type and Mix
- CP12 - Housing and Extra Care Provision for the Elderly
- CP13 - Affordable Housing on Residential Development Sites
- CP20 - Landscape
- CP21 - Biodiversity
- CP24 - Sustainable Construction
- CP25 – Flood Risk
- CP26 - Water Resources / Water Quality
- CP27 - Pollution
- CP28 - Green Infrastructure
- CP29 - Design
- CP31 – Transport
- CP32 - Infrastructure

7.9 The following saved policies of the **East Hampshire District Local Plan: 2nd Revision 2006** (Local Plan 2006) are considered relevant to this application:

- C6 - Tree Protection
- HE17 - Archaeology and Ancient Monuments
- T2 - Public Transport Provision and Improvement
- T3 - Pedestrians and Cyclists
- T4 - Pedestrians and Cyclists
- E2 - Renewable Energy
- P7 - Contaminated Land

#### The Draft South Downs National Park Local Plan

7.10 The South Downs Local Plan: Pre-Submission Local Plan 2017 (Pre-submission Local Plan) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission 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 may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, and that the policies area considered to be compliant with the NPPF, the Pre-Submission Local Plan is currently afforded some weight. The relevant policies of the Pre-Submission Local Plan include:

- SD1 - Sustainable Development
- SD2 - Ecosystem Services
- SD3 – Major Development
- SD4 – Landscape Character
- SD5 – Design
- SD6 – Safeguarding Views
- SD7 – Relative Tranquillity
- SD8 - Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD11 – Trees, Woodland and Hedgerows
- SD16 - Archaeology
- SD17- Protection of the Water Environment
- SD19 – Transport and Accessibility
- SD20 – Walking, Cycling and Equestrian Routes
- SD21 - Public Realm, Highway Design and Public Art
- SD22 – Parking Provision
- SD25 – Development Strategy
- SD26 – Supply of Homes
- SD27 – Mix of Homes
- SD34 – Sustaining the Local Economy
- SD42 - Infrastructure
- SD43 – New and Existing Community Facilities
- SD45 – Green Infrastructure
- SD48 – Climate Change and Sustainable Use of Resources
- SD49 – Flood Risk Management
- SD50 – Sustainable Drainage Systems
- SD51 – Renewable Energy
- SD54 – Pollution and Air Quality
- SD55 - Contaminated Land

## South Downs Partnership Management Plan

- 7.11 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a vision and long term outcomes for the National Park, as well as 5 year policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following policies are of particular relevance to this case:

- General Policy 1 – conserve and enhance the natural beauty and special qualities of the landscape
- General Policy 3 – protect and enhance tranquillity and dark night skies
- General Policy 4 – create more, bigger, better-managed and connected areas of habitat
- Water Policy 23 – Improve the sustainability of water resources
- General Policy 28 – improve and maintain rights of way and access land
- Transport Policy 37 – encourage cycling
- Transport Policy 39 – manage vehicle parking
- Transport Policy 40 – manage highway network
- General Policy 48 – support towns and villages to enhance their vital role as social and economic hubs
- General Policy 50 – housing should closely match the social and economic needs of local people and be of high design and energy efficiently
- General Policy 56 – support appropriate renewable energy schemes
- General Policy 57 – manage waste

- 7.12 The outcomes of the SDPMP are also a material consideration. Relevant outcomes include 1, 2, 3, 5, 8, 9 and 10.

## **8. Planning Assessment**

- 8.1 The main issues for consideration with regard to this applications are:

- the principle of the development including the major development tests for the purposes of paragraph 116 of the NPPF;
- whether the development falls within Use Class C2 or C3;
- the impact on landscape character and design of the proposals;
- the impact on highways (including parking);
- the impact on nature conservation;
- the impact on dark skies reserve;
- the amenity impact on local residents, and
- the impact on flood risk and drainage.

### Principle of Development and Major Development

- 8.2 By reason of its scale, character and nature, in the context of the surrounding landscape character whilst within a settlement boundary is on the edge of the built up area of Petersfield, the proposal is considered to be major development for the purposes of paragraph 116 of the NPPF. Therefore, planning permission should be refused except in exceptional circumstances and where it can be demonstrated that it is in the public interest. Consideration of such applications should include an assessment of need for the development, cost of and scope for developing elsewhere outside the National Park and any detrimental effect on the environment (the detailed wording of these tests is set out in Section 7 of this report).
- 8.3 As set out previously in this report, the site is now within the settlement boundary of Petersfield and is specifically allocated for development within the PNDP (policy HP3 and site H8), a community-led development plan. The PNDP refers to the site delivering ‘housing to meet the needs of an ageing population’ and goes on to state that the site is allocated ‘as specialist housing and Continuing Care facilities to meet the on-going and changing needs of older

persons. These sites are not allocated for conventional housing'. The allocation also states that the site could accommodate a minimum of 48 dwellings.

- 8.4 Policy CPI2 of the JCS 2014 relates specifically to the need for housing and extra care provision for elderly persons. This policy outlines that the allocation of sufficient sites and / or the granting of planning permission will provide for such accommodation, including 'Continuing Care Retirement Communities' and retirement villages to meet the needs of the ageing population provided that the proposed sites and development are in locations to suit the needs of the elderly. The supporting text of the policy goes on to state *'it will be necessary to allocate sites in locations usually within or adjoining existing settlements and which are suitable to meet the needs of the elderly in the Local Plan: Allocations, SDNP Local Plan or Neighbourhood Plan'*. As outlined above the PNDP allocates the site for such a development. The development is required to be assessed in the context of the NPPF, specifically paragraph 116.

- 8.1 The PNDP and the JCS 2014 forms part of the development plan for the area and have significant weight. Therefore, in principle the development would be acceptable provided the tests set out in paragraph 116 of the NPPF are met as well as other relevant policies in the PNDP and JCS 2014.

#### Need, Cost of and Scope for Developing Elsewhere

- 8.5 The principle of need for specialist housing for the elderly has been established by the evidence gathering through both the JCS 2014 and site allocation in the PNDP. This evidence clearly demonstrates unmet need for extra care accommodation within Petersfield, as evidence produced to support the 2015 outline application (whilst that application was refused the evidence to support the need was accepted) stated that by 2015 there would be a need for 337 places (rising to 418 places if planned supply does not emerge) in the market catchment area for Petersfield. In addition, the PNDP states *'we can expect the number of people over 60 in Petersfield to increase by over 1500 to become 38% of the population over the lifetime of the Plan'*. Since 2015 there has been no net increase in care provision / accommodation for the elderly within Petersfield.
- 8.6 Given this and central government policy promoting the need to provide care for older people in their own homes, there does appear to be a clear need for accommodation of this kind and that such a need is becoming more acute to help demonstrate an exceptional need and a public interest associated with providing this type of specialised housing for the elderly.
- 8.7 In addition to its purpose to conserve and enhance the National Park, the Authority also has a duty to seek to foster the social and economic well-being of the community. This development would help to meet the need for specialist accommodation within the local community of Petersfield and allow older people a degree of independence and flexibility in the way they live and chose to receive the care they need. It is also recognised that the development may have the potential for a contribution to the local economy by providing employment opportunities.
- 8.8 As stated, the site is allocated for development with a minimum of 48 dwellings within the PNDP which went through a long process of site selection and evidence gathering to help demonstrate an identified need for this type of accommodation within Petersfield and why this site was appropriate for such an allocation. In addition, the applicant has suggested that it would not be viable to build this type of accommodation below the proposed 70 dwellings and also points out that the PNDP only stipulates a minimum number of dwellings not a maximum (albeit they also refer to earlier versions of the PNDP which did refer to a ceiling of 84 dwellings).
- 8.9 Therefore, it is considered that this proposal would make a positive contribution to the exceptional need for this type of accommodation and be in the public interest of the local community subject to consideration of any detrimental effect on the environment, landscape and recreational opportunities and the extent to which it could be moderated.
- 8.10 This conclusion is based on the assessment that proposed development falls within Use Class C2 as oppose to Class C3. This is addressed further in paragraphs 8.17 – 8.23.

#### Impact on the Environment, Landscape and Recreational Opportunities

- 8.11 Policies within the PNDP and policy CP20 of the JCS 2014 states that new development will be required to conserve and enhance the natural beauty of the South Downs National Park (SDNP) and its setting, and protect and enhance local distinctiveness of Petersfield. The associated design policies also seek to ensure that new development takes particular account of the setting and context of the SDNP. The design framework for the site allocation makes specific reference to protecting and enhancing views to the South Downs.
- 8.12 The site is located within the Rother Farmland and Heath Mosaic landscape type. The historic landscape character assessment classifies the site as an early 15th-17th century enclosure and is a remnant of the former Heath. The remaining Heath Common to the west is a SNCI and has a significant collection of Bronze Age burial mounds. As outlined by the County Archaeologist the application site has the potential to have archaeological deposits. The Landscape Officer highlighted that the site has a significant rural outlook and a real sense of quiet and tranquillity. Therefore, whilst the site is allocated for development (and is now within the settlement boundary of Petersfield) there are a number of sensitivities, such as its rich biodiversity, perception of 'naturalness', signs of prehistoric landscape and remnant unclosed commons, which all require careful consideration to help shape a truly landscape-led approach to design.
- 8.13 The application as originally submitted did not help to meet the Authority's first purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and it was not sensitive to the inherent character of the site. The subsequent amendments have addressed these issues sufficiently to overcome those original concerns and the Landscape Officer raises no objection. The proposed layout now incorporates landscape areas that reflect the character of the area (incorporating both the wood and heathland character of the area) and opens up an historic watercourse and provides spaces which can offer multiple benefits (biodiversity, ecological enhancements as well as being a significant benefit for the new residents). The scheme also proposes footpath / cycleway linking Harrier Way to the Serpent Trail to adjacent to the north of the site.
- 8.14 The layout of the proposed development does broadly reflect the 'indicative sketch plan' associated with allocation H8 within the PNDP and it does accord with the design framework criteria as it does contain formalised wedges of public space to draw the landscape into the development, it provides multiple points of access from Harrier Way and the existing lane to the North, it provides frontage to the public space and landscape beyond and it protects and enhances views to the South Downs.
- 8.15 It is considered that the quantum of development proposed, whilst in excess of the 'minimum' of 48 dwellings proposed in the PNDP, would not result in significant harmful impact on the surrounding landscape and townscape character. In addition, whilst the scale and height of the proposed new buildings are greater than predominately two-storey dwellings on the neighbouring housing estate. Due to the building design, layout and materials, it is considered that they would not be so incongruous or overbearing to be likely to have a detrimental landscape impact or cause visual harm. Landscaping is a reserved matter, however the application is accompanied by illustrative landscape plans (and other supporting information) which sets out a clear landscape strategy demonstrating mitigation and enhancements measures which are considered to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and help support people's enjoyment and understanding of the National Park.
- 8.16 In conclusion, it is considered that this application demonstrates exceptional circumstances and is in the public interest, therefore complies with paragraph 116 of the NPPF and the statutory purposes of the National Park. In addition, it is considered that the proposal is in accordance with relevant policies in the PNDP, the JCS 2014, the Local Plan 2006, the Pre-submission Local Plan and the SDNPMP.

#### Use Class C2 and Class C3

- 8.17 The above assessment is predicated upon the use of the proposed dwellings falling within Use Class C2 and not Use Class C3. The use classes are defined below:

- C2 – Residential Institutions - Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)), and
  - C3 – Dwellinghouses - (b) Up to six people living together as a single household and receiving care.
- 8.18 Use Class C2 has historically been used for the more traditional forms of care accommodation such as ‘nursing homes’ and ‘care homes’ provided by Local Authorities and some private companies. Developments falling within Use Class C3 are generally defined as any ‘self-contained dwelling’.
- 8.19 Over the years, the provision of ‘care’ has been opened up to the wider market and planning authorities have seen applications for ‘assisted living’, ‘extra care’, ‘retirement village’, ‘sheltered’ accommodation which are different from a ‘nursing home’. These types of development take the form of ‘self-contained dwellings’ (i.e. residents have their own front doors where a differing levels of ‘care’ are provided to the individuals living in those dwellings) in a form of a housing complex or estate.
- 8.20 It is also acknowledged that developments falling into the Use Class C2 do not attract the requirement for affordable housing (and are £0 rated development for the purposes of the Authority’s Community Infrastructure Levy charging schedule).
- 8.21 Unfortunately the Use Classes Order, planning case law and appeal decisions do not provide certainty on the definition of these different types of care accommodation. Developments falling within the Use Class C2 can include differing forms of ‘self-contained dwellings’ where care is provided to the individual living in that dwelling. In addition, central government advice regarding care provision (as part of the government policy to ensure people can stay in their homes for longer) states that the receipt of care in your own home does not make it a ‘residential institution’ (Use Class C2). Each proposal has to be judged on its own merits to assess the level of care being provided to the individuals and the constituent parts that make up the wider care provision.
- 8.22 Elements to consider when making the judgement include:
- Built form of the development (e.g. scale, facilities provided, dwelling types, dwelling features, building standards);
  - Tenure (for sale, share ownership, leasehold, mix);
  - Allocation and eligibility criteria (age restriction, minimum level of care need etc);
  - Provision of meals and other service provisions (is it linked to the needs of the individual’s personal care), and
  - Housing and other support provisions (care provider / agency on site, multiple care agencies providing care).
- 8.23 This application is accompanied by a number of supporting statements (and appeal decisions) setting out why in the applicant’s view this development falls within Use Class C2. The main elements are set out in paragraph 2.5 of this report. Whilst the built form is ‘self-contained dwellings’ with the other elements forming part of the wider proposal, including eligibility criteria (age restrictions to over 60, minimum level of care provision of 1.5 hrs of care a week), care agency staff on site, other service provisions within the ‘community hub’, it is considered that on balance the proposed development does fall within Use Class C2 and subject to securing the care provision details via a legal agreement the development is in accordance with the policies in the NPPF, the PNDP and JCS 2014.

#### Design and Landscape

- 8.24 As highlighted in the paragraphs above following the submission of amended plans, the design and landscape strategy of the scheme is now considered to be acceptable and takes into account the setting and context of the National Park. Whilst the proposed built form is different from the traditional two-storey neighbouring housing estate, it is considered that the proposal does provide an appropriate form of development and a suitable transition between the former settlement boundary and the open countryside beyond. This includes the creation of landscaped areas in and around the built form which will help to bring the surrounding countryside / landscape character into the scheme.

- 8.25 It is considered that the amendments to the Harrier Way frontage (the introduction of a footpath and changes to the orientation of some of the buildings) is of significant benefit in creating a visual presence for the new development (i.e. not creating a 'gated community') and an 'active' street frontage to enliven a currently bleak space and help tip the balance of prioritising people over cars (activity on the east side of Harrier Way will help improve with traffic calming and the perception of speeding cars on Harrier Way). The proposal to create three courtyards with no through vehicular route is also considered to be of benefit. It is considered that this form of development with only pedestrian and cycle / scooter routes through the whole site (and limiting vehicular access) helps to support the use and enjoyment of the landscaped areas and conducive with a development aimed at an ageing population.
- 8.26 In addition, it is considered the proposal for opening up the existing watercourse the use of swales and rainwater gardens (as part of the wider sustainable drainage proposals) will be a significant benefit to the overall layout and enjoyment of the completed scheme.
- 8.27 The amendments to the building forms (including the challenges of positioning buildings around the three courtyards, the multiple 'frontages' created within the scheme and the design ethos to limit 'private garden space') and proposed materials are also now considered acceptable. It is considered that these elements now respond well to the landscape context of the site and the character of Petersfield and the development would not be detrimental to the local character and the setting and context of this part of the Town.
- 8.28 Therefore, it is considered that in design, landscape and sustainable construction terms the proposal is in accordance with relevant policies in the NPPF, the PNDP, the JCS 2014, the Local Plan 2006, the Pre-submission Local Plan and the SDNPMP.

#### Highways and Parking Provision

- 8.29 The applicant has submitted reports (a Transport Statement, speed survey data, parking requirement information and Stage I Road Safety Audit, as amended) in support of the application demonstrating that there would not be a detrimental or 'severe' impact on the local road network, the level of parking with the scheme complies with local parking standards as so far as they are relevant and the requirements of this type of development, proposals to help reduce the reliance on private cars (the use of 'communal transport', mobility scooter storage and charging points, providing on site staff living accommodation), mitigation measures to reduce the potential impacts of the proposal (financial contribution to local highway improvements) and enhancement measures to improve integration of the site with the wider area and to address wider sustainability issues (the inclusion of footpaths adjacent to Harrier Way and the footpath / cycleway linking Harrier Way to the Serpent Trail to the north of the site and electric charging points within the main car parking areas).
- 8.30 Having assessed the information submitted, and as set out in the comments from the Local Highway Authority and Parking Authority, from a highway capacity and safety perspective it is considered that the proposal would not have a severe or detrimental impact and the level of parking proposed is appropriate and will satisfy likely demands for the type of development proposed. In addition, it is considered that the proposed footpath link (to the Serpent Trail) would be a significant benefit to the local area and would help to enhance the enjoyment of the National Park.
- 8.31 Subject to the imposition of conditions and a legal agreement securing all the mitigation and enhancement measures (which are considered to be reasonable and necessary), it is considered that in transport terms this proposal is in accordance with relevant policies in the NPPF, the PNDP, the JCS 2014, the Local Plan 2006, the Pre-submission Local Plan and the SDNPMP.
- 8.32 Comments have been raised by third parties regarding the 'inappropriate location' for such a proposal given the lack of public transport and distance from the Town Centre and other amenities / services. Whilst it is accepted that preference for such a development for the elderly is to be located in areas with higher accessibility to public transport and other amenities / services it does not preclude such uses being located on this site. As addressed earlier on this report, the acceptability of the principle of this type of development has



already been established through the PNDP allocation. In addition, it is considered that the location of this site is not so remote from the Town Centre to be considered unacceptable and in addition it is considered that the applicant has put forward reasonable measures to offer alternatives to the private car for both staff and residents of the development and the provision of variety of on-site services. Therefore, it is considered that in transport terms this proposal is in accordance with relevant policies in the NPPF, the PNDP, the JCS 2014, the Local Plan 2006, the Pre-submission Local Plan and the SDNPMP.

#### Impacts on Nature Conservation

- 8.33 An Ecological Assessment (as revised) has been submitted in support of the proposed development, which has identified strategies for mitigation as part of the proposals, such as protective measures for key species and habitats, precautionary approach to site clearance and ground works, further inspections to identify the status of any roosts and setts, sensitive lighting strategy, phased removal of trees / vegetation and landscape management measures. Further enhancement works are also identified for the proposed works, including boxes for bats and birds and enhancements to existing and planting of new habitat.
- 8.34 In accordance with the Conservation of Habitats & Species Regulations 2010 (as amended), it has been concluded that subject to the mitigation measures being proposed are implemented, protected species and habitats will be protected, whilst features of the proposed development would maintain the green infrastructure across the site and some cases enhance biodiversity. It is considered necessary and appropriate to secure the mitigation measures via suitably worded conditions to ensure there are no significant adverse impacts to these protected species and habitats. It is therefore considered that the proposed development would accord with the NPPF, the PNDP, the JCS 2014, the Local Plan 2006, the Pre-submission Local Plan and the SDNPMP.

#### Impact on Dark Skies Reserve

- 8.35 Concern has been raised about the scale of new buildings and their potential to increase light pollution and the overall level and type of lighting proposed across the site. The application subsequently been amended to address some of these concerns, including the removal of any reference to security lighting.
- 8.36 It is recognised that this proposal is introducing new and additional lighting sources (where there is currently no or little lighting) which could impact on the quality of the dark skies. However, it is considered that such impacts can be reasonably mitigated via suitably worded conditions, therefore the proposal is consistent with policy CP27 of the JCS 2014, SD8 of the Pre-submission Local Plan and policy 3 of the SDNPMP.

#### Impact on amenity of local residents

- 8.37 As set out in many of the third party representations, concerns have been raised about the impact of the proposal on the tranquillity of this location in terms of noise and disturbance from traffic and people using the site (namely the 'community hub'), and loss of privacy and overlooking. The issue of light pollution and highways and parking have been addressed elsewhere in this section of the report. As previously mentioned whilst third parties have raised concerns about noise and disturbance from people using the proposed footpath between Woodlark Gardens and Linnet Close, this element has been deleted and no longer forms part of this application.
- 8.38 There are two elements to the assessment of the potential impacts to local residents, the construction phase and the completed scheme.
- 8.39 Dealing with the construction phase first, it is recognised that local residents living in and around site would be affected by the construction phase and in particular the construction traffic / delivery of materials to site. Residents living immediately adjacent to the site would also experience general noise and disturbance issues associated with such construction works. However, it is considered that such impacts will be relatively short in duration and can be mitigated by the use of suitably worded conditions restricting the hours of working and a construction management plan. Therefore, it is considered reasonable and necessary to secure such conditions.

- 8.40 For the completed scheme, it is recognised that local residents will experience noise and disturbance impacts associated with an intensification of use of the site given that the site is previously undeveloped. However, the principle of the development has already been established in the PNDP and it is also considered that the scale of the development proposed is acceptable (as addressed elsewhere in this section of the report).
- 8.41 It is also considered that due to the proposed use of the development (assisted living / care accommodation) and the orientation of the car parking areas and new dwellings, the scheme would not give rise to unacceptable levels of noise and disturbance to have an adverse impacts on the neighbouring properties.
- 8.42 In addition, given the distance between, and again, the orientation of the proposed buildings, it is considered that the new development would not give rise to any impacts in terms of overlooking or loss of privacy either within the development or on neighbouring properties.
- 8.43 As highlighted in the comments from the Environmental Health Officer, there is a recognition of the potential impacts associated with the use of the 'community hub' (namely the commercial kitchen) and contaminated land and recommends a number of conditions relating to the final details of the kitchen equipment and further detailed survey work (in line with the precautionary approach of dealing with these types of issues).
- 8.44 In conclusion, it is considered that whilst local residents would suffer from temporary noise and general disturbance during the construction period, and for some residents, experience some noise and disturbance from the intensification of use of a previously undeveloped site, subject to securing the mitigation measures those potential impacts would not have an adverse effect on the amenity of local residents or tranquillity of the local area. Therefore, it is considered that in amenity and tranquillity terms this proposal is in accordance with relevant policies in the NPPF, the JCS 2014, the Local Plan 2006, the Pre-submission Local Plan and the SDNPMP.

#### Flood Risk and Drainage

- 8.45 The introduction of buildings, structures and car park areas (and associated hard surfacing) on a previously undeveloped site, would represent a potential increase to risk of flooding (surface and foul water). The applicant has put forward a number of mitigation measures, including SuDs (as referred to the design and landscape section of this report) and permeable surface materials.
- 8.46 As highlighted by the comments from the Lead Local Flood Authority, there is no objection to the principle of what is proposed however further detailed calculations are required to demonstrate the proposals are sufficient to deal with surface water drainage. Further information regarding the details of the foul drainage is also required by the Drainage Authority. It is considered reasonable and necessary to secure the full details via suitably worded planning conditions. Therefore, it is considered that the proposal is in accordance with relevant policies in the NPPF, the PNDP, the JCS 2014, the Local Plan 2006, the Pre-submission Local Plan and the SDNPMP

## **9. Conclusion**

- 9.1 It is considered that on balance the proposal does fall within Use Class C2 and would be in accordance with the PNDP in providing a specialised form of housing to meet the needs of an ageing population. Whilst the development would be considered major development for the purpose of paragraph 116 of the NPPF, it can be demonstrated that there are exceptional circumstance and it is in the public interest to grant planning permission. In addition, it is considered that the proposal would not have a detrimental impact on the character of the local area, it would conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, promote opportunities for the understanding and enjoyment of the special qualities of the National Park and would not have a detrimental impact on the amenity of local residents.
- 9.2 Therefore, it is considered that the proposal would accord with the relevant policies with the NPPF, the Petersfield Neighbourhood Development Plan (made on 21 January 2016), the adopted East Hampshire District Local Plan: Joint Core Strategy 2014, the saved policies of

the East Hampshire District Local Plan: 2nd Revision 2006, the South Downs Local Plan: Pre-Submission Local Plan 2017, the South Downs National Park Partnership Management Plan 2014-2019 and the DEFRA Circular and purposes of the National Park.

## **10. Reason for Recommendation and Conditions**

10.1 It is recommended that outline planning permission be approved subject to:

- a. The conditions set out below and the completion of a S106 legal agreement;
  - Securing the C2 use through the details of care package requirements, qualifying occupier / residents and domiciliary care provider;
  - Securing the details of the Travel Plan including the 'communal transport' and £50,000 highways contribution for improved pedestrian and cycle access to Petersfield Town Centre;
  - Securing the details of the 'private estate roads' (i.e. the extent of the roads not being offered up for adoption, management and maintenance details);
  - Creating and maintaining a PROW across the site - to link up with the wider public footpath (Serpent Trail) adjacent to the site, and
  - Securing an employment and skills plan for the construction and operational phases of the development, and
- b. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the S106 Agreement is not completed or sufficient progress has not been made within 3 months of the 18 January 2018 Planning Committee meeting.

### Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last reserved matters as defined in condition 2 (below) whichever is the later.  
  
Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).
2. Details of the reserved matters set out below (the 'reserved matters') shall be submitted to the Local Planning Authority for approval within three years of the date of this permission:
  - a) Landscaping  
  
This condition shall apply notwithstanding any plans or information contained in the application hereby granted permission.  
  
Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).
3. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of these Applications'.  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
4. Notwithstanding the details shown on the approved plans, no development shall be carried out above ground floor slab level, unless otherwise agreed in writing by the Local Planning Authority, until a schedule of all external materials and finishes to be used in the development, including samples where necessary, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.  
  
Reason: To safeguard the appearance of the development in the interest of conserving and enhancing the landscape character of the area.
5. No works pursuant to this permission shall commence until a final Arboricultural Method Statement and Tree Works / Removal and Protection Plan (indicating which trees are to be removed and / or pruned and how the remaining trees will be

protected, in accordance with the submitted Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement (produced by Hayden's Arboricultural Consultants) and Tree Protection Plan referenced 6007/NH/16/11/17 and plan reference 6007-D3 Revision B dated 16 November 2017) shall be submitted to and approved in writing by the Local Planning Authority. The development (including any construction works) hereby approved shall be carried out in full accordance with the agreed plan and the measures identified in the Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement (produced by Hayden's Arboricultural Consultants) and Tree Protection Plan referenced 6007/NH/16/11/17 and plan reference 6007-D3 Revision B dated 16<sup>th</sup> November 2017), unless otherwise agreed in writing by the Local Planning Authority.

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

6. No works pursuant to this permission shall commence until a fully-detailed scheme of site-wide ecological mitigation, compensation and enhancement measures, informed by additional ecological surveys where necessary (to include but not necessarily be restricted to: site plan showing all ecological features; location, extent, composition and ongoing management of mitigation / compensation / enhancement habitat; a detailed sensitive lighting strategy; measures to protect and retain existing ecological features; full details of extent, composition and ongoing management of off-site compensatory habitat) shall be submitted to and agreed in writing by the Local Planning Authority. Such details shall be in accordance with the outline mitigation and enhancement measures detailed within the submitted Ecology Report (Applied Ecology Ltd dated November 2017). Any such measures shall thereafter be implemented in strict accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement during construction of the development and within the completed scheme and to protect the character and amenity of the area.

7. The development hereby permitted shall not be brought into use, a landscape and ecological management plan, including the management objectives and responsibilities and maintenance schedules for a minimum of five years for all the landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. The management and maintenance arrangements shall be carried out in accordance with the approved details and thereafter retained.

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

8. No works pursuant to this permission shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages.

The above site works and details submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

9. The development hereby permitted shall not be brought into use (unless otherwise first agreed in writing by the Local Planning Authority) until a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Local Planning Authority.

The verification report and completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

10. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Local Planning Authority.

Development shall not re-start on site until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a. a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.
- b. a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site, and (unless otherwise first agreed in writing by the Local Planning Authority)
- c. a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages; and before any part of the development is occupied or used (unless otherwise first agreed in writing by the Local Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Local Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

11. No works pursuant to this permission shall commence until a Construction Environmental Management Plan, to include:

- construction vehicle routing,
- deliveries timing,
- the provision of loading / offloading areas,
- wheel wash facilities,
- storage of plant,
- site office,
- contractors parking area,
- details of security hoarding,
- measures to control emission of dust and dirt,
- measures to control noise and vibration,
- a scheme for recycling / disposing of waste resulting from construction works, and
- ecological mitigation measures outlined in the Ecology Report (produced by Applied Ecology Ltd dated November 2017),

has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented and maintained until the development is complete unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of maintaining a safe and efficient highway network and in the interest of the amenity of the area.

12. During construction of the development hereby permitted, no works or deliveries shall take place outside the hours set out below unless otherwise agreed in writing by the Local Planning Authority:

- 8am to 6pm Mondays to Fridays
- 9am to 1pm Saturdays
- No works shall take place on Sundays, Bank or Public Holidays

Reason: In order to protect the character and amenities of the local area during the period of construction.

13. No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until detailed plans, including levels, sections, construction and landscaping details of the proposed highway improvement works (as indicated on drawing Site Plan, ref 740 P02 B) have been submitted to and approved in writing by the Local Planning Authority (in conjunction with the Local Highway Authority).

The access, including the footway and / or verge crossing shall be constructed and lines of sight of 2.4 metres by 53.62 metres north and 2.4 metres by 55.9 metres south at all three accesses provided in accordance with the approved plans.

The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway.

The highway improvement works shall be carried out in accordance with the approved details and the requirements of a Section 278 Agreement under the provisions of the Highways Act 1980 prior to any part of the site first being brought into use and shall be subsequently retained and maintained so thereafter.

Reason: In interest of maintaining a safe and efficient highway network, in the interests of amenity and to conserve and enhance the landscape character of the area.

14. The development hereby permitted shall not be brought into use unless and until the car parking and turning provision shown on the submitted plans has been provided on site. Once provided the parking provision shall be kept available for that use.

Reason: To ensure an adequate and satisfactory standard of parking provision.

15. Notwithstanding the details shown on the approved plans, before the development hereby permitted is first brought into use, details of the mobility scooter storage and

charging points and car park electric charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the development and thereafter retained.

Reason: To provide for alternative modes of transport.

16. Notwithstanding the details shown on the approved plans, before the development hereby permitted is first brought into use, details of the cycle parking facilities (for residents, staff and visitors) shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking details shall be implemented prior to the occupation of the development and thereafter retained.

Reason: To provide for alternative modes of transport.

17. Notwithstanding the details shown on the approved plans, before the development hereby permitted is first brought into use, details of all external lighting (designed to minimise impacts on wildlife and avoiding light spill) and details of the mitigation measures proposed to prevent adverse impacts on the International Dark Night Skies Reserve from internal lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting and mitigation measures shall be installed, maintained and operated in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to safeguard the integrity of the International Dark Night Skies Reserve.

18. Notwithstanding the details shown on the approved plans, before the development hereby permitted is first brought into use, details of all refuse and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse and recycling storage facilities shall be implemented prior to the occupation of the development and thereafter retained.

Reason: To ensure that adequate provision is made for the storage of refuse and recyclable materials and to protect the character and amenity of the area.

19. No works pursuant to this permission shall commence until the applicant has implemented a programme of archaeological works and any mitigation works in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The archaeological works should include the form of trial trenches located across the application site in order to recognise, characterise and record any archaeological features and deposits that may exist.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded and mitigate the effect of the works associated with the development upon any heritage assets.

20. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 19 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded.

21. The development hereby permitted shall not be brought into use until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority proving that the 'community hub' building has achieved a minimum of level 'Excellent' of the Building Research Establishment's Environmental Assessment Method (BREEAM), including demonstrating a 20% reduction in CO<sub>2</sub> emissions through the use of renewable sources, which will be in the form of a post-construction

assessment which has been prepared by a licensed BREEAM assessor and the certificate which has been issued by BRE Global, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development has minimised its overall demand for resources.

22. No works pursuant to this permission shall commence until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings (houses and flats) will achieve a minimum 19% improvement over the 2013 Building Regulations Part L Dwelling Emission Rate (DER)/Target Emission Rate (TER), a further 20% reduction in CO<sub>2</sub> emissions through the use of renewable sources and a 105 litres/person/day internal water use in the form of a design stage SAP calculations and a water efficiency calculator, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development has minimised its overall demand for resources.

23. The development hereby permitted shall not be brought into use until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority proving that the dwellings (houses and flats) have achieved a minimum 19% improvement over the 2013 Building Regulations Part L Dwelling Emission Rate (DER)/Target Emission Rate (TER), a further 20% reduction in CO<sub>2</sub> emissions through the use of renewable sources and a 105 litres/person/day internal water use, which will be in the form of a final SAP calculations and water efficiency calculator and detailed documentary evidence confirming that the water appliances/fittings have been installed as specified, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development has minimised its overall demand for resources.

24. The development hereby permitted shall not be brought into use until an Operational Management Plan (to include details on how the premises will be managed to mitigate any potential impacts on noise and disturbance to neighbouring residential properties from residents / visitors and staff using the site, the management of refuse / recycling and the management of deliveries to and from the site) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

25. The development hereby permitted shall not be brought into use until a scheme has been submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from all fixed plant associated with the development. The noise mitigation scheme shall be implemented, maintained and retained in accordance with the approved details and shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To ensure that the amenity of the area is not detrimentally affected by the use of the site.

26. The development hereby permitted shall not be brought into use until details have been submitted to and approved in writing by the Local Planning Authority addressing the proposed kitchen ventilation / extraction system that will be used on the site, including the required maintenance regime for the system. The details shall be prepared by a competent person for the purpose of assessing potential odour and noise nuisance to surrounding properties. The details should be drawn up with regard to Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems produced by Department of Environment Food and Rural Affairs. The agreed details shall be fully implemented before the use hereby approved is commenced and the equipment shall be installed, operated and maintained in accordance with the approved details and shall be retained thereafter.



Reason: To ensure that the amenity of the area is not detrimentally affected by the use of the site.

27. No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until full details of surface water drainage system, which shall follow the principles of sustainable drainage (SuDs) as set out in the submitted 'Sustainable Drainage Statement' (produced by BWB Consulting dated 20 November 2017) and indicative on drawing I823-TF-00-00-DRL-I007 P02, have been submitted to and approved in writing by the Local Planning Authority. The drainage shall be provided in accordance with the approved details before first occupation of the development and shall be retained thereafter.

Reason: To ensure satisfactory surface water and the development has minimised its overall demand for resources. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

28. No works pursuant to this permission shall commence until details of a scheme for foul drainage (including a full drainage layout together with construction details) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before any part of the development is first occupied and shall be retained thereafter.

Reason: To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

29. The development hereby permitted shall not be brought into use until details of the long term management and maintenance arrangements for any parts of the drainage system which will not be adopted (including any ponds, ditches, swale, permeable paving, land drains) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should specify the responsibilities of each party for the implementation of the SuDs scheme, a timetable for implementation, provide a management plan and maintenance plan for the lifetime of the development which should include arrangements for adoption by any public authority or statutory undertaker and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason: To ensure satisfactory surface water drainage.

30. The occupation of the staff accommodation hereby permitted (and as shown on drawing ref 740 P70 A), shall be limited to persons solely or mainly employed by a domiciliary care agency to provide personal care to residents occupying the development hereby permitted.

Reason: To ensure the use of the site remains within Use Class C2.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting or amending that Order), no buildings or structures, extensions or additions to existing buildings or structures, or hard standings, or means of enclosure shall be made or erected without a grant of planning permission, other than those shown on the plans hereby permitted, from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over such buildings / structures in the interest of conserving and enhancing the landscape character of the area.

## **11. Crime and Disorder Implications**

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 South Downs National Park Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the seeking amendments during the determination of the application to ensure that the development brought forward conserves and enhances the natural beauty, wildlife and cultural heritage of the National Park.

### **TIM SLANEY**

#### **Director of Planning**

#### **South Downs National Park Authority**

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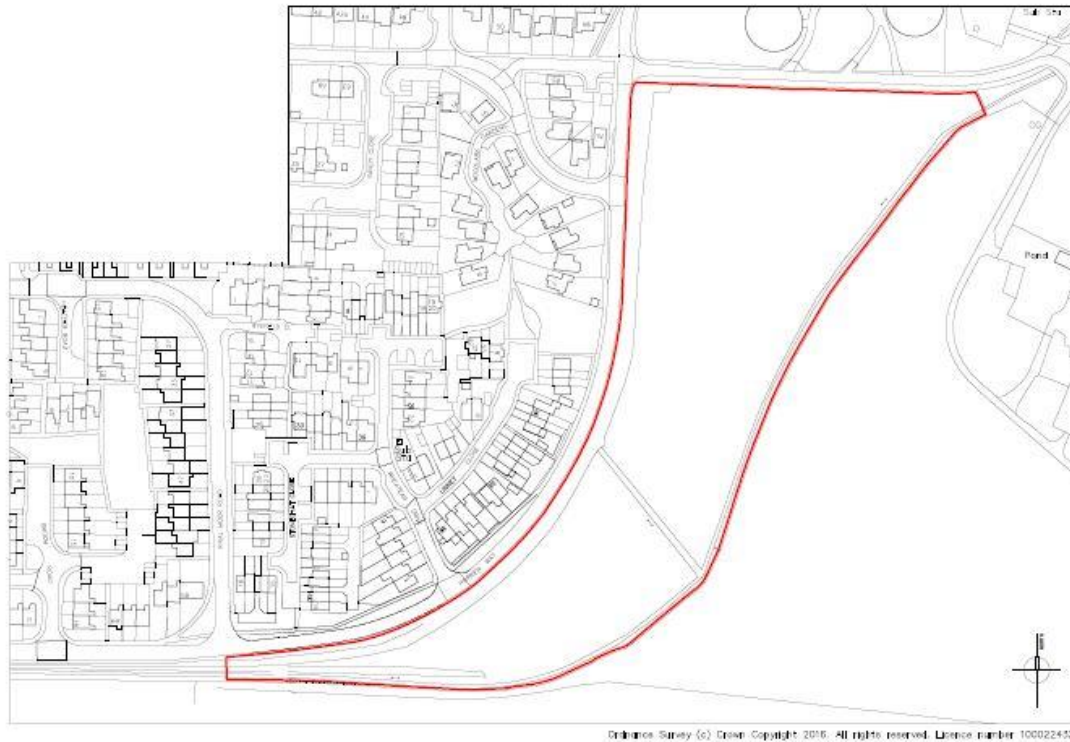
Appendices Appendix 1 - Site Location Map

Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees Legal Services & Development Manger

Background Documents [All planning application plans, supporting documents, consultation and third party responses for SDNP/17/003513/OUT](#)  
[Petersfield Neighbourhood Development Plan 2015](#)  
[East Hampshire District Local Plan: Joint Core Strategy 2014](#)  
[East Hampshire District Local Plan: 2nd Revision 2006](#)  
[National Planning Policy Framework 2012](#)  
[South Downs National Park Partnership Management Plan 2014-2019](#)

**Site Location Map**



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**Plans Referred to in Consideration of these Applications**

The application has been assessed and recommendation is made on the basis of the following plans submitted:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date on Plan</b>	<b>Status</b>
Plans - Utility Survey	18984_OGL	3	10.07.2017	Approved
Plans - Location Plan	740:P01	A	21.11.2017	Approved
Plans - Site Plan	740:P02	B	21.11.2017	Approved
Plans - Courtyard A - Ground Floor Plan	740:P03	A	21.11.2017	Approved
Plans - Courtyard A - First Floor Plan	740:P04	A	21.11.2017	Approved
Plans - Courtyard A - Second Floor Plan	740:P05	A	21.11.2017	Approved
Plans - Courtyard A - Roof Plan	740:P06	B	21.11.2017	Approved
Plans - Courtyard B - Ground Floor Plan	740:P07	A	21.11.2017	Approved
Plans - Courtyard B - First Floor Plan	740:P08	A	21.11.2017	Approved
Plans - Courtyard B - Second Floor Plan	740:P09	A	21.11.2017	Approved
Plans - Courtyard B - Roof Plan	740:P10	B	21.11.2017	Approved
Plans - Courtyard C - Ground Floor Plan	740:P11	A	21.11.2017	Approved
Plans - Courtyard C - First Floor Plan	740:P12	A	21.11.2017	Approved
Plans - Courtyard C - Second Floor Plan	740:P13	A	21.11.2017	Approved
Plans - Courtyard C - Roof Plan	740:P14	B	21.11.2017	Approved
Plans - Site Elevation along Harrier Way	740:P15	A	21.11.2017	Approved
Plans - Site Elevation along rear site boundary	740:P16	A	21.11.2017	Approved
Plans - Site Sectional Elevations A-A, B-B and C-C	740:P17	A	21.11.2017	Approved
Plans - Site Sectional Elevations D-D, E-E and F-F	740:P18	A	21.11.2017	Approved
Plans - Site Sectional Elevations H-H, J-J and K-K	740:P19	A	21.11.2017	Approved

Plans - Site Elevation within rear site boundary	740:P20		21.11.2017	Approved
Plans - Site Elevation within site	740:P21		21.11.2017	Approved
Plans - Block Plans and Elevations - Units 39-43	740:P30	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 39-43	740:P31	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 53-57	740:P32	B	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 53-57	740:P33	B	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 24-33	740:P34	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 24-33	740:P35	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 24-33	740:P36	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 24-33	740:P37	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 1-10	740:P50	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 1-10	740:P51	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 1-10	740:P52	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 1-10	740:P53	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 11-14	740:P54	B	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 15-17	740:P55	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 18-20	740:P56	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 21-23	740:P57	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 21-23	740:P58	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 34-38	740:P59	A	21.11.2017	Approved

Plans - Block Plans and Elevations - Units 34-38	740:P60	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 34-38	740:P61	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 44-46	740:P62	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 47-52	740:P63	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 47-52	740:P64	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 58-61	740:P65	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 62-64	740:P66	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 65-70	740:P67	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 65-70	740:P68	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Units 65-70	740:P69	A	21.11.2017	Approved
Plans - Block Plans and Elevations - Bin / Cycle Store and Staff Accommodation	740:P70	A	21.11.2017	Approved
Plans - Hub Building - Plans and Elevations	740:P71	B	21.11.2017	Approved
Plans - Hub Building - Plans and Elevations	740:P72	B	21.11.2017	Approved
Plans - Car Ports and Bin Store - Plans and Elevations	740:P73	A	21.11.2017	Approved
Plans - Proposed Plan and Elevation - Along Harrier Way Part 1 of 3	740:P77	B	21.11.2017	Approved
Plans - Proposed Plan and Elevation - Along Harrier Way Part 2 of 3	740:P78	B	21.11.2017	Approved
Plans - Proposed Plan and Elevation - Along Harrier Way Part 3 of 3	740:P79	B	21.11.2017	Approved
Plans - Unit Detail Study	740:P80		21.11.2017	Approved
Plans - Proposed Analytical Site Plan	740:P83		21.11.2017	Approved

Plans - Illustrative Landscape Proposal Plan	1823-TF-00-00-DR-L-1002	P01	21.11.2017	Approved
Plans - Illustrative Landscape Proposal Plan	1823-TF-00-00-DR-L-1003	P01	21.11.2017	Approved
Plans - Illustrative Landscape Proposal Plan	1823-TF-00-00-DR-L-1004	P01	21.11.2017	Approved
Plans - Illustrative Landscape Proposal Plan	1823-TF-00-00-DR-L-1005	P02	02.01.2018	Approved
Plans - Illustrative Landscape Proposal Plan	1823-TF-00-00-DR-L-1006	P01	21.11.2017	Approved
Plans - Illustrative Landscape Proposal Plan	1823-TF-00-00-DR-L-1007	P02	02.01.2018	Approved
Plans - Existing Trees - Constraints Plan	6007-D-1		21.11.2017	Approved
Plans - TS and AIA Tree Works	6007-D-2	B	21.11.2017	Approved
Plans - TS and AIA	6007-D-3	B	21.11.2017	Approved

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

