

Report to	Planning Committee
Date	17 January 2019
By	Director of Planning
Local Authority	East Hampshire District Council
Application Number	SDNP/18/03672/CND
Applicant	Kebbell Homes
Application	Variation of condition 2 on SDNP/15/06484/FUL - Supersede approved plans to enable minor architectural changes. (Minor Material Amendments) (SDNP/15/06484 - Residential development comprising 85 dwellings with vehicular access off Heathfield Road and pedestrian/cycle/emergency access off Barnfield Road with landscaping, open space, foul and surface water drainage systems and other engineering works).
Address	Penns Field, Heathfield Road, Petersfield, Hampshire

Recommendation:

- 1) That planning permission be granted for the reasons and subject to the conditions set out in Section 10 of this report and subject to the completion of a Deed of Variation linking this variation application to the original permission and to the already secured S106 agreement with its obligations relating to:**
 - A provision of 34 dwellings (40%) on site for affordable housing;**
 - A contribution of £44,511 towards Public Open Space;**
 - A contribution of £312,682 towards Highways Infrastructure;**
 - A contribution of £103,920 towards Community Facilities;**
 - A contribution of £66,493 towards employment opportunities (if requirements set out in the Agreement to provide on-site construction jobs are not met);**
 - A contribution of £21,250 towards a community project worker.**
- 2) That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the Deed of Variation is not completed or substantial progress has not been made within 2 months of the 17 January 2019 Planning Committee meeting.**

Executive Summary

This application seeks amendments to the residential scheme which was approved in March 2017 for 85 dwellings on a 3 hectare area of previously undeveloped land (allocated for residential development in the Petersfield Neighbourhood Plan) situated adjacent to the existing residential area around Barnfield Road and Heathfield Road on the eastern side of Petersfield.

The amendments relate predominantly to architectural style of a large number of the properties in the proposed development and some re-allocation/relocation of some of the parking provision. There are a

number of small changes to the landscaping within the site but the general layout of development and roads/paths remain the same as that previously approved.

The main considerations relate primarily as to whether the amendments constitute what could be considered as minor material amendments. Secondly there is then the consideration as to whether the amendments, in themselves are acceptable, in keeping with the character of the surrounding area and would result in a high design quality scheme

It is considered on balance, that the proposal now before the Committee continues to broadly meet the development brief set out in the Petersfield Neighbourhood Plan for the site and would result in a high quality scheme that would appear in keeping in this location and would provide the required affordable housing and contributions towards highways, open space, employment and community facilities.

The application is reported to Committee due to previous consideration of development of the site.

I. Site Description

- I.1 The site is a 3 hectare parcel of land adjacent to, but outside of the settlement boundary of Petersfield. The adjacent areas are known as Heathfield Road and Barnfield Road. The adjacent residential area is suburban in character and comprises predominantly two storey detached houses. To the east of the application site extends an area of playing fields with the Taro Leisure Centre and offices of the East Hampshire District Council beyond. The site is within the North Rother Valley Sandy Arable Farmland Character Area as set out in the South Downs integrated Landscape Character Assessment (SDILCA).
- I.2 The site is an area of previously undeveloped land which is essentially open and level with a gentle fall towards the north of the site to Tilmore Brook. The northern boundary of the site abuts Tilmore Brook which is a tributary of the River Rother, as well as Rotherlands Local Nature Reserve (LNR) and Tilmore Brook Wood Site of Importance for Nature Conservation (SINC). A public footpath runs along the northern side of Tilmore Brook which links to the site via a permissive path from the north-western corner of the site.
- I.3 Running along the inside of the western boundary is a belt of landscaping and on the eastern boundary is a field boundary hedgerow that includes indigenous trees. The southern boundary is marked by a chain link fence and is adjacent to a footpath/cycleway with large trees, scrub and back gardens of the properties along Clare Gardens and Eastlake Close beyond. Trees on the eastern and western boundary of the site are covered by Tree Preservation Orders as are the trees to the south of the southern boundary.

2. Proposal

- 2.1 Full Permission was granted in March 2017 for 85 residential dwellings on the site, including 34 affordable homes (40%). The existing layout of landscape along the site boundaries was being retained and enhanced as part of the approval (with the sole exception of the introduction of a pumping station along the western boundary). The proposals included a perimeter footpath link together with areas of open space through the site (but predominantly located along the edges and through the central part of the site from west to east). The proposal did not include the provision of any formal recreation space. The proposals seek predominantly a change in the architectural style and detailing of the properties, moving away from the more contemporary style approved. In main, the currently proposed scheme has resulted in the removal of the first floor terraces which were a design element on a number of the approved properties. In addition the current proposals include less garages/carports and more parking provision to the front of the properties. There still remains some proposed parking in forecourts for the apartment units.
- 2.2 The approved dwellings were predominantly 2 storey in height although the apartments that would be located centrally at the eastern boundary would be 3 storey and there would be a small number of detached dwellings which would be 2.5 storey in height (located along the central spine road from south to north through the development). The mix of housing types remains predominantly the same with the proposed amendments to the scheme, given that there is little change in the massing of the built form. The heights of the buildings remain predominantly the same as that previously approved.

- 2.3 The housing comprises:
- 16 x one bedroom units.
 - 34 x two bedroom units;
 - 24 x three bedroom units; and
 - 11 x four bedroom units
- 3. Relevant Planning History**
- 3.1 52774/001 - 96 dwellings, public open space and other infrastructure. Refused October 2010 (Site not needed to meet 5 year land supply, layout, height and bulk of buildings to detriment of open rural character, failure to take opportunities to reduce reliance on car, poor location of affordable housing, ecology, no provision towards environmental improvements, public open space, education, medical and community facilities, affordable housing, maintenance of buffer zone along Tilmore Brook and no provision for retention and maintenance of the surface water drainage system).
- 3.2 SDNP/14/03777/FUL - 82 dwellings including 33 affordable homes, vehicular access off Heathfield Road and pedestrian/cycle/emergency access off Barnfield Road, a scheme of traffic calming on Pulens and; provision of hard and soft landscaping and open space; foul and surface water drainage systems and other engineering works. Refused 13 April 2015 (Poor layout, design and landscape quality, ecological impact, danger to users of highway, lack of financial contributions or provision of affordable housing)
- 3.3 3SDNP/15/06484/FUL - Residential development comprising 85 dwellings with vehicular access off Heathfield Road and pedestrian/cycle/emergency access off Barnfield Road with landscaping, open space, foul and surface water drainage systems and other engineering works. Approved 30 March 2017
- 4. Consultations**
- 4.1 **Design Officer** – No objection subject to conditions
- Layout very similar to permitted scheme and therefore no objection to layout
 - Some of car parking likely to dominate street scenes although this was already the case with the permitted scheme. Some landscape design amendment will help mitigate the dominance of cars on some streets to some extent
 - No issues with the proposed elevations.
 - Accompanying text states all rear garden boundaries facing the road would be brick walls rather than timber fencing. This is supported.
 - Materials acceptable in principle.
 - Sustainability: More specific commitment to Policy SD48 as amended at examination is required in relation to CO2 emissions and also water efficiency. Sustainable materials should be sourced. Targets for reducing construction waste should be made (with specific reference to a site waste management plan.
- 4.2 **Natural England** – No comment
- 4.3 **Southern Water** – No objections.
- Layout acceptable subject to completion of rising main diversion works (as designed under SVV scheme)
- 5. Representations**
- 5.1 None received.
- 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, The Adopted East Hampshire District Local Plan:

- 6.2 The relevant policies to this application are set out in section 7, below.

National Park Purposes

- 6.3 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.
- 6.4 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 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 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.
- 7.2 Paragraph 172 also 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. Officers are of the view that the proposal does not constitute major development for the purposes of paragraph 172 of the NPPF (2018), and accompanying footnote 55, advising that 'major development' in designated landscapes is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

National Planning Policy Framework (NPPF)

- 7.3 The following National Planning Policy Framework Sections have been considered in the assessment of this application:
- Achieving sustainable development
 - Delivering a sufficient supply of homes
 - Achieving well-designed places
 - Making effective use of land
 - Conserving and enhancing the natural environment
- 7.4 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.
- 7.5 The following policies of the **Petersfield Neighbourhood Development Plan 2015** are relevant to this application:
- HPI Allocation of areas for housing
 - HP2 Mix of housing
 - HP5 Delivery of Infrastructure
 - HP6 Affordable Housing
 - HP8 Quality and layout of housing developments
 - H3 Penns Field
 - BEP1 Built Environment
 - BEP6 Settlement Boundary
 - BEP7 Sustainable and Adaptable Buildings
 - GAPI Pedestrian, Cycle and Mobility Scooter Access

- GAP3 Safer Streets
- GAP7 Parking
- CPI Existing Community Facilities
- CP3 Increase of Community Facility Provision
- NEP1 Green Infrastructure
- NEP4 Rotherlands Nature Reserve
- NEP5 Landscape
- NEP6 Links to the Countryside
- NEP7 Biodiversity, Trees and woodland
- NEP8 Flood Risk

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

- CPI Presumption in Favour of Sustainable Development
- CP2 Spatial Strategy
- CP10 Spatial Strategy for Housing
- CPI1 Housing Tenure, Type and Mix
- CPI3 Affordable Housing on Residential Development Sites
- CPI8 Provision of Open Space, Sport and Recreation and Built Facilities
- CPI9 Development in the Countryside
- CP20 Landscape
- CP21 Biodiversity
- CP24 Sustainable Construction
- CP28 Green Infrastructure
- CP29 Design
- CP30 Historic Environment

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

- C6 Tree Protection
- H2 Reserve Housing Allocations
- HE17 Archaeology and Ancient Monuments
- E2 Renewable Energy
- P7 Contaminated Land
- T2 Public Transport Provision and Improvement
- T3 Pedestrians and Cyclists
- T4 Pedestrians and Cyclists
- T5 New Recreational Footpaths
- T9 Highways Issues - New Development

7.8 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.

Policies 1, 3, 48, 50 and 56 are considered to be of particular relevance to this case:

7.9 The South Downs Local Plan: 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, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation the policies within the Submission South Downs Local Plan (2018) are currently afforded considerable weight, depending on the level of objection received on individual policies.

The relevant policies are:

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD20: Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highways Design and Public Art
- SD22: Parking Provision
- SD25: Development Strategy
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD28: Affordable Housing
- SD46: Provision and Protection of Open Space
- 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

8. Planning Assessment

Principle of Development with specific consideration as to whether the scheme falls within the definition of what could be considered to be a 'minor material amendment'.

- 8.1 The principle of development of the site was established through the allocation of land for housing within the Petersfield Neighbourhood Plan (Policy H5). The approval of the original scheme in March 2017 means that there is currently an extant permission.
- 8.2 The applicant has now submitted an application which essentially seeks amendments to the approved plans and has requested that this be considered as 'minor material amendments' to the original approval.
- 8.3 Section 73 of the Town and Country Planning Act 1990 allows for such applications to be made to vary conditions associated with the planning approval (in this case Condition 2 relates to the approved plans and the applicant is seeking amended plans to be approved). The Planning Guidance on the central government website confirms that there is no statutory definition of a 'minor material amendment' but *'it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.'*
- 8.4 In this particular case, whilst there are clearly a number of changes to the architectural style and materials proposed within the scheme, the layout of the site, with the previously approved central spine, mews style lanes off the main spine, together with a central green corridor running from west to east through the centre of the site. There are subtle changes in terms of the parking provision moving from being located primarily in garages to being a mix of garages and hardstanding to the front of properties. In addition, the approved scheme included a significant number of properties with first floor terraces which have not been retained as part of the amendments. A number of dwellings also included a particular brick detailing which was unique to the scheme, but this has also been lost as part of the proposals now being presented. Given that the layout of the development remains primarily the same as that approved, with the amendments being, in the main, architectural changes, officers are content that they can be defined as 'minor material amendments' and therefore the correct procedure/application route

has been progressed by the applicant.

Impact of the proposals in terms of design and landscaping.

- 8.5 The approved scheme was considered to result in a high quality design with a landscape led layout. The contemporary architectural style was considered to work well with the layout whilst respecting the character of the surrounding area.
- 8.6 The scheme now proposed loses some of the original elements which were considered to add value, such as the architectural brick detailing, provision of terraces, and parking located within garages and to the rear of properties.
- 8.7 The scheme now put forward does result in a slightly more car-centric development with visibility of vehicles now more obvious to the front of more plots than previously. Notwithstanding this, it is considered that the basic principles of the original scheme are retained, with the smaller lanes off the main spine retaining a 'mews' style.
- 8.8 In addition, the northern part of the site retains a very similar architectural style to that approved, as do a number of the other properties in the development with only subtle changes being made to some of the plots. The mass and bulk of the larger buildings providing flatted accommodation in the central eastern part of the site remains predominantly the same with only small details changing in the style of the proposal.
- 8.9 It is considered that there have also been opportunities for the developer to add value to the previously approved scheme. In particular Plot 81 has been redesigned to provide a more prominent and defining dwelling at the southern end of the spine road. This will also be apparent as people approach the development from the south west corner in Heathfield Road.
- 8.10 The applicant has also made small amendments to front garden boundary treatment to some of the properties to re-enforce the landscape character of the development which are considered to be acceptable.
- 8.11 It is considered that the scheme as now proposed continues to accord broadly with the policies and aspirations of the Petersfield Neighbourhood Plan (With particular reference to Policy H5 and the allocation of the site for residential development).

9. Conclusion

- 9.1 The proposed scheme, with the minor amendments is considered to be broadly in accordance with the aspirations of the Neighbourhood Development Plan and will result in a high quality development in keeping with the landscape and built character of the surrounding area. Permission is therefore recommended

10. Reason for Recommendation and Conditions

- 10.1 It is recommended that planning permission be granted subject to:
- 1) The conditions set out below and subject to the completion of a deed of variation linking this variation application to the original permission and to the already secured S106 legal agreement with its obligations relating to:
 - A provision of 34 dwellings (40%) on site for affordable housing
 - A contribution of £44,511 towards Public Open Space
 - A contribution of £312,682 towards Highways Infrastructure
 - A contribution of £103,920 towards Community Facilities
 - A contribution of £66,493 towards employment opportunities (if requirements set out in the Agreement to provide on-site construction jobs is not met);
 - A contribution of £21,250 towards a community project worker.
 - 2) That authority be delegated to the Director of Planning to refuse the application, with appropriate reasons if the S106 agreement is not completed within 2 months of the 17 January 2019 Planning Committee meeting.

Conditions

1. The development hereby permitted shall be begun before 29 March 2020.

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

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

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

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development, in accordance with policies CP29, CP20 of the East Hampshire District Local Plan Joint Core Strategy 2014 and the NPPF.

4. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - i. Written specifications (including cultivation and other operations associated with plant and grass establishment);
 - ii. Planting methods, tree pits & guying methods (including particular sizes for each nursery grade of tree to be used within the hard and soft landscape areas;);
 - iii. Schedules of plants and trees, noting species, planting sizes and proposed numbers/densities where appropriate;
 - iv. A detailed landscape strategy and layout for the green link through the centre of the application site.
 - v. Details of location of services throughout the site;
 - vi. Retained areas of grassland cover, scrub, hedgerow, trees and woodland;
 - vii. Manner and treatment of watercourses, ditches and banks;
 - viii. A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation;
 - ix. Details of all hard-surfaces, such as paths, kerbs, edges, drainage channels and falls, access ways, seating areas, and parking spaces and roads including their appearance, levels, depth and permeability;
 - x. Means of all boundary treatments to enclose individual property curtilages visible in the public realm including walls, fences, gates, entrances railings and planting;
 - xi. Details of the proposed bridge over the swales, all street furniture including bollards, lighting, signage, cycle racks, tree guards and litter bins.
 - xii. A timetable for implementation of the soft and hard landscaping works.

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

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, in accordance with policies CP29, CP20 of the East Hampshire District Local Plan Joint Core Strategy 2014 and the NPPF.

5. No development above slab level shall commence until a landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reasons: In the interests of amenity and the environment of the development, in accordance with Policy CP20 of the East Hampshire District Local Joint Core Strategy 2014, National Park Purposes and the NPPF.

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

Reason: To protect the amenity of future residents, create an appropriate public realm, and conserve dark night skies of the South Downs National Park, in accordance with National Park Purposes and the NPPF.

7. No development shall commence until a single fully-detailed ecological mitigation, compensation and enhancement strategy has been submitted for written approval to the Local Planning Authority. This strategy must include (but not necessarily be restricted to):
- A site plan showing areas of habitat to be impacted (directly and indirectly), location extent and timing of vegetation loss.
 - Measures to safeguard protected species and sensitive habitats during construction and operation.
 - Location, extent and ongoing management of mitigation, compensation and enhancement features (e.g. new dormouse habitat, dormouse boxes, bat/bird boxes).

Development shall subsequently proceed strictly in accordance with the approved strategy, with all biodiversity mitigation compensation and enhancement features permanently retained in accordance with the approved strategy. In addition, a written report detailing the measures undertaken in relation to the approved strategy shall be provided at a date no later than six months after the completion of construction activities.

Reason: to conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy C21 of the East Hampshire District Local Plan; Joint Core Strategy.

8. Development shall not commence, nor any equipment, materials or machinery be brought onto the site for the purposes of development until tree protection measures detailed in the Tree Protection plan (December 2015 – KEB20279-03A) have been implemented on site. Development shall proceed strictly in accordance with the recommendations of the Arboricultural Implications Assessment (KEB20279aia 7/12/2015) and the Arboricultural Method Statement (KEB20279ams 7/12/2015). The approved details shall thereafter be strictly accorded with until the development is completed.

Reason: In order to protect trees which contribute the character of the area, in accordance with Policy CP20 of the East Hampshire District Local Joint Core Strategy 2014, National Park Purposes and the NPPF.

9. No development shall commence, including any works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- i. The parking of vehicles by site operatives and visitors together with management of this to deter operatives and visitors parking on surrounding roads;
 - ii. The loading and unloading of plant, materials and waste;

- iii. The location of storage of plant and materials and temporary buildings used in construction of the development;
- iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works;
- vi. Measures to control the emission of dust and dirt during construction;
- vii. Measures to control noise and vibration during construction;
- viii. A scheme for recycling and/or disposing of waste resulting from construction works;
- ix. A method to record the quantity of recovered material (re-used on site or off site);
- x. Hours of working within the site;
- xi. A programme of and phasing of any construction work;
- xii. Access and egress details for plant and machinery;
- xiii. Protection of pedestrian routes during construction;

Reason: In the interests of highway safety and the amenities of the area, in accordance with Policy CP31 of the East Hampshire District Local Plan Joint Core Strategy 2014.

- 10. No development shall commence until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets, in accordance with National Park Purposes and the NPPF.

- 11. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to knowledge and understanding of the past by ensuring opportunities are taken to capture evidence of the historic environment and to make this publicly available, in accordance with National Park Purposes and the NPPF.

- 12. No development shall commence until the following details have been submitted to and approved in writing by the 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 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.
 - c) And (unless otherwise first agreed in writing by the Planning Authority)
 - d) 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 in accordance with policy P7 of the East Hampshire District Local Plan: Second Review.

13. Before any part of the development is occupied or used (unless otherwise first agreed in writing by the 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 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 in accordance with policy P7 of the East Hampshire District Local Plan: Second Review.

14. 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 Planning Authority.

Development shall not re-start on site until the following details have been submitted to and approved in writing by the 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 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.
- c) And (unless otherwise first agreed in writing by the 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; and before any part of the development is occupied or used (unless otherwise first agreed in writing by the 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 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 in accordance with policy P7 of the East Hampshire District Local Plan: Second Review.

15. No development shall commence until details of a scheme for foul and surface water drainage (including a full drainage layout together with construction details and supporting run-off calculations) has been submitted to, and approved in writing by, the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to prevent surface water from discharging onto the highway and should be based on site investigation and percolation tests. 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.

Note: The applicant is requested to contact East Hampshire Council's Drainage Consultant as soon as possible to discuss the details required for the discharge of the above condition.

16. Before development commences details of the proposed pumping station, including above ground infrastructure and below ground infrastructure, compound fencing and hardstanding, shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with the approved details.

Reason: In the interests of amenity and the environment of the development, in accordance with Policy CP20 of the East Hampshire District Local Joint Core Strategy 2014, National Park Purposes and the NPPF.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development falling within the following Classes of Schedule 2 of the Order shall be carried out without the prior written approval of the South Downs National Park Authority: Classes A, B, C & E.

Reason: To ensure the appearance of the development is satisfactory and complies with Saved Policies GS3, C5 and HE1 of the East Hants District Local Plan: Second Review 2006 and the National Planning Policy Framework.

18. Before development commences full details of the sustainable drainage scheme including detailed plans and specifications shall be submitted in writing to the Local Planning Authority for approval. Development shall be carried out in accordance with the approved scheme which shall be managed and maintained thereafter in accordance with an agreed management and maintenance plan which shall also be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development, in accordance with policy CP24 of the East Hampshire District Local Plan Joint Core Strategy 2014 and the NPPF.

19. Before development commences a drainage strategy detailing the proposed means of foul water disposal and an implementation timetable shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure adequate provision for foul water disposal in accordance with the NPPF.

20. Before development commences the proposed means of foul and surface water sewerage disposal shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure adequate provision for means of foul and surface water disposal in accordance with the NPPF.

21. No development shall commence on site until details of a scheme for foul and surface water drainage has been submitted to and approved in writing by the Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding. The development shall be carried out in accordance with the approved details before any part of the development is occupied and shall be retained thereafter.

Reason: To ensure adequate provision for drainage in accordance with the NPPF.

22. The access, road, and footways shall be laid out and constructed in accordance with the approved plans. The approved visibility splays at the site entrance shall be provided and kept free of obstacles at all times.

Reason: In the interests of highway safety, in accordance with Policy CP31 of the East Hampshire District Local Plan Joint Core Strategy 2014 the NPPF.

23. The parking arrangements on site shall be completed in accordance with the approved plans and thereafter be used for such purposes at all times.

Reason: In the interests of highway safety, in accordance with policy CP31 of the East Hampshire District Local Plan Joint Core Strategy 2014 and the NPPF.

24. No development shall commence until plans and particulars showing details of the provision on bin/cycle storage within the site have been submitted in writing to and approved by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate provision within the site.

25. No development shall commence on site until the applicant has submitted in writing a an energy efficiency strategy for approval by the Local Planning Authority setting out how at least 10% of the developments site energy requirements will be met from renewable resources. Development shall be carried out strictly in accordance with the approved strategy.

Reason: To comply with the National Planning Policy Framework (Paragraph 96).

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. This Planning Permission is subject to the S106 Legal Agreement.
2. Under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016, our approval is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'.
3. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. **An environmental permit is in addition to and a separate process from obtaining planning permission.** Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental> permits.
4. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water (0330 3030119 – www.southernwater.co.uk)

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 The Authority has acted in a proactive manner throughout the course of the application liaising with the applicant on the amended proposals a scheme which would comply with the relevant policies in the Local plan and Neighbourhood Plan.

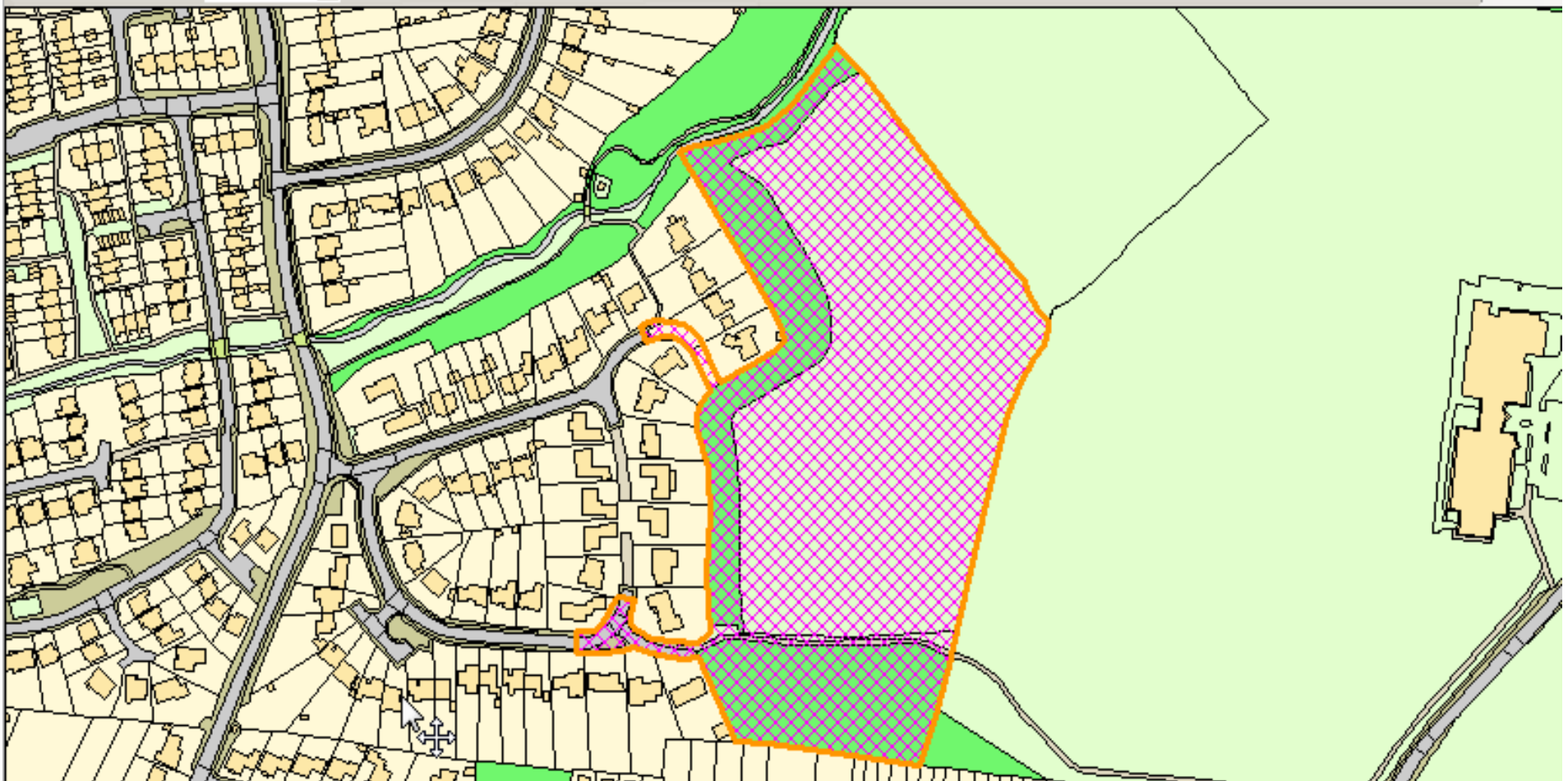
TIM SLANEY

Director of Planning

South Downs National Park Authority

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email: robert.ainslie@southdowns.gov.uk
Appendices: 1 – Site Location Map
SDNPA Legal Services, Director of Planning
Consultees:
Background Documents: All planning application plans, supporting documents, consultation and third party responses
<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NZV3YQTU02000>
National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
South Downs National Park Partnership Management Plan 2013
<https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>
The Petersfield Neighbourhood Plan
<http://www.petersfieldsplan.co.uk/plan/>
East Hampshire District Local Plan: Joint Core Strategy 2014 and Saved Policies of East Hampshire District Local Plan (2nd Review) 2006
<http://www.easthants.gov.uk/planning-policy/local-plan>
South Downs Integrated Landscape Character Assessment 2005 and 2011
<https://www.southdowns.gov.uk/planning/planning-advice/landscape/>
South Downs Local Plan (Submission) (2018)

Site Location Map



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