

Report to	Planning Committee
Date	8 August 2019
By	Director of Planning
Local Authority	East Hampshire District Council
Application Number	SDNP/18/06292/OUT
Applicant	Mr Jason Rockett and MA & MJ Carpenter
Application	Development of a business site comprising up to 4,730sqm (gross) of employment floorspace, a residential site for up to 85 residential dwellings and the provision of a green space (including diversion of a public right of way) together with associated parking, landscaping and infrastructure.
Address	Land North of Buckmore Farm, Beckham Lane, Petersfield

Recommendation for SDNP/18/06292/OUT:

- I. That outline planning permission be granted subject to the conditions set out at paragraph 10.1 of this report and a legal agreement (the final form of which is delegated to the Director of Planning) to secure:**
- **A maximum of 85 dwellings consisting of:**
 - **30% affordable dwellings (rounded up to the nearest whole dwelling) comprising of 50% affordable rent and 50% shared ownership;**
 - **A minimum of 10% self-build dwellings (including the definition of self-build and a local connection occupancy cascade); and**
 - **A maximum of 60% custom-build dwellings (including the definition of custom-build and a local connection occupancy cascade).**
 - **A housing mix for open market (custom-build and self-build) dwellings of:**
 - **Approximately 35% 1-bedroom dwellings;**
 - **Approximately 35% 2-bedroom dwellings (of which 35% should be suitable for older residents);**
 - **Approximately 25% 3-bedroom dwellings (of which 75% should be suitable for older residents); and**
 - **Approximately 5% 4-bedroom dwellings.**
 - **A housing mix for the affordable dwellings of:**
 - **At least 10% 1-bedroom dwellings;**
 - **At least 40% 2-bedroom dwellings;**
 - **At least 40% 3-bedroom dwellings; and**
 - **Up to 10% 4-bedroom dwellings.**
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- **A maximum of 4,730sqm of employment floorspace to be limited to B1, B2 or B8 uses;**
 - **Off-site improvements relating to the vehicular access from Winchester Road and pedestrian connectivity between the site and Petersfield Town Centre;**
 - **A travel plan;**
 - **A management plan for the future maintenance of the open space; and**
 - **A Local Employment and Training Agreement.**

2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress made within 3 months of the Planning Committee meeting of 8 August 2019.

Executive Summary

The application site is located on the western fringe of Petersfield, partly within the defined settlement boundary, formed of four fields. Outline planning permission, with all matters reserved, is sought for a mixed residential and employment development.

The principle of development is established via the allocation for development in the Petersfield Neighbourhood Plan, which is in accordance with the South Downs Local Plan, and the proposal does not seek to deviate from the development brief set out by the Neighbourhood Plan. It does, however, seek to acceptably build upon the development brief indicating successfully, in principle, how a landscape-led approach could be delivered on the site to incorporate eco-system services principles, public open space, green infrastructure and enhance biodiversity. This demonstrates that the site has the capacity to accommodate the quantum of development proposed and sets an appropriate framework for future reserved matters application(s).

Heads of Terms of a legal agreement have been agreed which would see the site broadly delivering the residential allocation by including custom-build (60%) and self-build (10%) housing but, recognising the recent adoption of the South Downs Local Plan, also providing affordable housing (30%). There would also be a policy compliant housing mix including provision for older residents.

Employment generating development would also be delivered in accordance with the allocation limited to B1, B2 and B8 uses. A Local Employment and Training Agreement would ensure this delivers employment benefits for the local community. Whilst the proposed employment development is indicatively shown adjacent to a grade II listed building it has been demonstrated, in principle, that it could be delivered without harm to its special architectural and historic interest.

Whilst access is a reserved matter vehicular access can only, in principle, be acceptably achieved from Winchester Road. This is therefore proposed to be secured via condition. The necessary off-site highway works (indicatively shown as a signalised junction, dedicated turning lanes and two pedestrian crossings) and CIL-compliant contribution towards improving pedestrian connectivity to Petersfield is proposed to be secured via legal agreement to mitigate the site-specific impacts of the proposal.

It is also considered that the application has demonstrated, in principle, that matters relating to protecting dark night skies, soft and hard landscaping, trees, parking, drainage, ecology and the impact upon neighbouring amenity could be delivered in a policy compliant method via a future reserved matter(s) application.

The application is therefore recommended for approval subject to a legal agreement and the conditions listed at paragraph 10.1 of this report.

I. Site Description

I.1 The application site is located on the western edge of Petersfield constituting a square parcel of land (with southern access spur to Winchester Road) enclosed by the A3 to the west, Winchester Road and commercial development (existing and consented) to the south, woodland (with residential development on Bell Hill beyond) to the north and a mix of residential development and Bell Hill Recreation Ground to the east.

- 1.2 The site is principally formed of four fields, encompassed by trees on their respective boundaries, with only pedestrian access albeit Beckham Lane, a private road, is in close proximity running across the southern boundary of the site (with the exception of the access spur to Winchester Road).
- 1.3 There is a public right of way across the site which goes along Beckham Lane before running diagonally across the site exiting in the north-west corner to take users across the A3 on a footbridge.
- 1.4 On the south-western boundary of the site is Buckmore Farm which is grade II listed whilst there are two group and seven individual Tree Preservation Orders on the site.

2. Relevant Planning History

- 2.1 Whilst there is no planning history for the site extant outline planning permission (SDNP/13/00695/OUT) is in place for a business park to the immediate south of the site. This permission was subsequently varied (SDNP/16/00328/CND) to enable the access to the business park (which forms a junction with Winchester Road and is indicatively shown to serve the application under consideration) to be implemented first. It is anticipated that work on the junction will commence in September.

3. Proposal

- 3.1 The application seeks outline planning permission with all matters reserved. Accordingly, detailed matters regarding appearance, means of access, landscaping, layout and scale would be subject to consideration via a reserved matters application(s) should outline planning permission be granted.
- 3.2 The application is therefore formed of two key documents:
- A 'red-line' location plan which identifies the boundaries of the application site; and
 - An indicative design framework which seeks to demonstrate how the application site could be acceptably developed, in principle, for the quantum of development proposed.
- 3.3 In seeking to demonstrate acceptability the application indicates:
- That up to 85 dwellings could be accommodated on the application site;
 - The dwellings would be 10% self-build, 60% custom-build and 30% affordable housing;
 - Of the affordable housing provided 50% would be affordable rent and 50% would be shared ownership;
 - The housing mix of the dwellings would be in accordance with the prescriptive requirements of SD27 including accommodation for older residents;
 - A maximum of 4,730sqm of employment floorspace to be limited to B1, B2 or B8 uses;
 - A vehicular access could be achieved from Winchester Road (including dedicated turning lanes, a signalised junction and two pedestrian crossings);
 - The employment units could be located in the southern part of the site;
 - The dwellings could be located in the northern part of the site; and
 - An area of open space could respectively run through the middle of the site and adjacent to the western boundary.

4. Consultations

- 4.1 **Conservation Officer:** No objection.
- 4.2 **Design Officer:** No objection; comments set out within Planning Assessment.
- 4.3 **Ecologist:** No objection subject to securing the mitigation measures set out in the submitted Ecological Assessment.
- 4.4 **Economic Development Officer:** No objection subject to securing a package of employment measures during both the construction stage (for both residential and employment developments) and in perpetuity (for the employment development).

- 4.5 **Highway Authority:** No objection subject to conditions to secure the proposed junction arrangements, a travel plan and a £250,000 financial contribution towards:
- Pedestrian improvements to Petersfield Town Centre;
 - Pedestrian refuge or crossing facility and signing and lining at lower Bell Hill;
 - Footway extension on Winchester Road towards Bell Hill Roundabout;
 - Provision of advisory cycle lanes in Petersfield; and
 - Provision of cycle parking in Petersfield Town Centre.
- 4.6 **Highways England:** No objection.
- 4.7 **Landscape Officer:** No objection in principle given that the site is allocated and all matters are reserved. Any future reserved matters application will need to demonstrate an evidence based landscape-led approach.
- 4.8 **Lead Local Flood Authority:** No objection subject to a condition to secure surface water management.
- 4.9 **Natural England:** No objection.
- 4.10 **Petersfield Town council:** Object:
- This is a departure from the Neighbourhood Development Plan with insufficient justification for the housing mix and fails to accord with several elements of the HP7 Policy which clearly and extensively sets out the housing requirements for this site allocation. The applicant continues not to engage with either the community or the Town Council;
 - The traffic flow to and from the site which would impact onto the already busy Winchester Road;
 - The outline application should be replaced with a full application with details regarding design, the affordable and self-build houses and traffic flow; and
 - Lack of clarity as to the self-build and affordable housing on the site.
- 4.11 **Sustainable Economy Officer:** No objection subject to securing employment space for 'start up' businesses and good digital infrastructure.
- 4.12 **Tree Officer:** No objection.

5. Representations

- 5.1 14 representations in objection (and two neutral comments):
- Beckham Lane should be restricted for use by non-motorised users only;
 - More vehicles should use Beckham Lane to reduce noise pollution on the proposed access from Winchester Road;
 - There is already traffic regularly in excess of the speed limit on Winchester Road;
 - Noise pollution from vehicles serving the employment units;
 - Impact upon biodiversity near Stoneham Close;
 - Light pollution from security lighting on the employment units;
 - Traffic congestion;
 - Proposal should include wildflower planting;
 - Impact upon adjacent listed building;
 - Inadequate buffer zone to protect the dwellings from the employment units;
 - Additional employment units are not needed and will restrict investment potential elsewhere in Petersfield;
 - The employment units should be orientated on a north-south axis;
 - The proposal falls short of the design framework set out within the Neighbourhood Plan;

- Access from Winchester Road should include wider improvements including at the A3 junction and pedestrian crossing points across Winchester Road;
- Impact upon security of the adjacent businesses;
- The proposal should include wider pedestrian solutions to improve permeability along Winchester Road;
- Loss of existing open space;
- Flood risk and surface water run-off to adjacent dwellings;
- There should be a mix of housing types;
- Lack of consultation of the local community;
- The proposed employment units are too high;
- Appropriate levels of affordable housing should be secured; and
- The internal road should not dissect the proposed open space.

5.2 The Petersfield Society object to the application:

- There has been a lack of consultation of the local community;
- If approved a period of public consultation should be undertaken in advance of the submission of a reserved matters application;
- There is a lack of provision for cyclists and pedestrians;
- The application will worsen the existing highway problems on Winchester Road; and
- Additional tree cover should be introduced to the site.

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan comprises the South Downs Local Plan 2014-2033 and the Petersfield Neighbourhood Plan. The relevant policies are set out in section 7 below.

National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

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

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

National Planning Policy Framework and Circular 2010

6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the updated National Planning Policy Framework (NPPF), which was issued and came into effect on 24 July 2018. 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 and enhancing 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.

The South Downs Partnership Management Plan (PMP) 2013

6.4 The PMP outlines a vision and long term outcomes for the National Park, as well as 5 year policies and a continually updated Delivery Framework (the PMP is in the process of being

updated - due Autumn 2019). It is a material consideration in the determination of the application. The following policies are relevant: 1, 3, 4, 5, 6, 8, 9, 10, 28, 37, 39, 40, 50 and 56.

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

Statutory Requirements

- 6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission that may affect listed buildings or their setting.
- 6.7 Section 66 (1) states that “in considering whether to grant planning permission for development which affects a listed building or its setting the local authority “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

7. Planning Policy

The South Downs National Park Local Plan 2014-2033

- 7.1 The following policies of the South Downs Local Plan 2014-2033 are relevant:

- SD1: Sustainable Development
- SD2: Ecosystems 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
- SD12: Historic Environment
- SD13: Listed Buildings
- 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
- SD28: Affordable Homes
- SD34: Sustaining the Local Economy
- SD35: Employment Land
- SD45: Green Infrastructure
- SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries
- 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

7.2 The following policies of the Petersfield Neighbourhood Plan 2013-2028 are relevant:

- HP1: Allocate development areas sufficient for a minimum of 700 new dwellings
- HP2: Provide an appropriate mix of market housing
- HP5: Delivery of Infrastructure
- HP6: Provide affordable housing
- HP7: Custom and self-build dwellings
- BEP1: The character, setting and quality of the towns built environment
- BEP6: The settlement boundary
- BEP7: Sustainable and adaptable buildings
- GAP1: Provide pedestrian, cycle and mobility scooter access to the town centre from new developments
- CP3: Overall increase of community and education facility provision
- CP5: Encourage and promote community involvement and engagement
- NEP1: The network of green infrastructure and open spaces will be developed and lined to the surrounding countryside for community use and enjoyment
- NEP2: Preserving and enhancing the green network and open spaces
- NEP5: Protecting and enhancing Petersfield's setting in its environment
- NEP6: Links to the countryside
- NEP7: Biodiversity, trees and woodlands
- NEP8: Flooding risk and waterway enhancement
- BP1: Allocate sites specifically for employment use
- BP3: Encourage businesses to come to Petersfield
- BP6: Support small creative businesses requiring workshop space

8. **Planning Assessment**

Establishing the Principle of development

8.1 The application site forms part of the parcel of land allocated both for residential development by policy H1 of the Petersfield Neighbourhood Plan (PNP) and employment generating development by policy BP1 of the PNP which is consistent with policies SD25, SD26 and SD35 of the South Downs Local Plan (Local Plan).

8.2 The application is not considered to constitute major development with regard to NPPF para 172.

Residential development

8.3 The proposal for a development of up to 85 dwellings is considered an appropriate proportion of the overall allocation of 101 dwellings by policy H1 when consideration is given to the size of the application site (relative to the size of the land allocated) and the constraints of the application site (and overall constraints of the land allocated). The principle of introducing the quantum of residential development proposed is therefore considered acceptable.

8.4 Policy H1 and H7 allocate the site specifically for "custom and self-build" dwellings and the PNP Examiner noted, in their report (para 76), that they did not require an affordable housing requirement as self-build and custom-build dwellings promote an affordable type of housing and other allocations in Petersfield had been increased to off-set the lack of affordable housing delivery of self-build and custom-build allocations. The Examiner did not, therefore, envisage the site contributing any affordable housing to meet the identified need.

- 8.5 However, since the PNP was adopted the Local Plan has been adopted and policy SD28 requires 50% affordable housing on sites with gross capacity to deliver 11 or more dwellings (of which 75% should be affordable rent and 25% shared ownership). This therefore introduces a tension between the PNP (and the Examiners applied logic) which requires 0% affordable housing on this site and Local Plan policies which require 50%.
- 8.6 Given the circumstances of the application, in particular the delivery of custom and self-build housing on a significant scale, the proposed negotiated housing offer of a minimum of 10% self-build (8 dwellings), a maximum of 60% custom-build (51 dwellings) and 30% affordable housing (26 dwellings - of which 50% would be affordable rent (13 dwellings) and 50% shared ownership (13 dwellings)) is therefore considered acceptable and broadly delivers the aims of policies H6, H7 and SD28.
- 8.7 As the definition of custom-build and self-build differ in Govt. legislation and policy, and is not definitively defined within either the PNP or Local Plan, the applicant, through negotiations, has proposed definitions as follows which are proposed to be secured via legal agreement:
- Self-build dwellings would utilise the NPPF definition “housing built by an individual, a group of individuals, or persons working for them, to be occupied by that individual” and further clarify that the role of a ‘developer’ would be limited to facilitating the provision of utilities and foundations; and
 - Custom-build dwellings, where an owner chooses ‘customisable’ options and a ‘developer’ then coordinates and delivers the build, would, as a minimum, enable a purchaser to specify the internal layout (including number of bathrooms, bedrooms and ground-floor layout), any porches or conservatories, boundary treatments and external facades such as hanging tiles, paint and bargeboards.
- 8.8 As required and defined by policy SD28 of the Local Plan the affordable dwellings would be subject to a local connection cascade whilst the self-build and custom-build dwellings would also be subject to the local connection cascade required and defined by HP7 on the PNP. This is proposed to be secured via legal agreement.
- 8.9 Whilst there is a tension between the respective prescribed housing mix set out by policy HP2 of the PNP and SD27 of the Local Plan the proposed housing mix is considered acceptable and broadly in accordance with both policies. This includes a prescriptive requirement for 35% of all open-market 2-bed dwellings and 75% of all open-market 3-bed dwellings to be suitable for older residents in accordance with policy HP2 of the PNP.

Employment development

- 8.10 The proposal for a development of 4,730sqm employment space, to be limited to B1, B2 and B8 uses, is considered acceptable in accordance with policy BPI of the PNP, which specifically allocates the site for employment generating uses, and SD35 of the Local Plan which seeks to deliver new B1, B2 and B8 employment land across the National Park.
- 8.11 In accordance with SD35, and reflective of the trip generation modelling, the employment use is therefore proposed to be restricted, via legal agreement, to only B1, B2 and B8 uses whilst the same agreement will also secure local employment opportunities through a Local Employment and Training Agreement.
- 8.12 It is not considered necessary to remove permitted development rights for office (B1) to residential conversions as Petersfield is within Article 2(5) land (as defined by the General Permitted Development Order) which exempts it from the nationally available permitted development rights in this regard.

Accommodating the proposed quantum of development – design, landscape character and heritage

- 8.13 As an outline application with all matters reserved the application has sought to demonstrate how, in principle, the quantum of development proposed could be acceptably accommodated on the site.

- 8.14 The PNP includes a development brief for the site alongside a map identifying where the respective residential and employment elements of the development should be located in addition to a number of other prescriptive requirements. The submitted design framework has demonstrated how the proposed quantum of development could comply with the PNP development brief whilst also setting out (specifically on the submitted Design Principles Diagram) how the PNP requirements can be further refined to incorporate the origins of a landscape and eco-system services led layout.
- 8.15 In particular, the submitted design framework has demonstrated how an acceptable development can be delivered through a landscape and ecosystem services led methodology to conserve and enhance the landscape character of the site. This includes how an acceptable design and layout could be achieved with regard to dark night skies, soft and hard landscaping (including the buffer for the employment units required by policy BI), trees (protected and not), parking, pedestrian permeability, the incorporation of the existing public right of way through the site and the impact upon neighbouring amenity. It has also demonstrated that the proposal would not prejudice the future delivery of the remainder of the allocated site that does not form part of the application.
- 8.16 The proposed design framework is also considered to demonstrate how the proposed quantum of development could be delivered without harm to the special architectural and historic interest of the adjacent grade II listed building in accordance with policy SD12.
- 8.17 It is therefore considered that the application has demonstrated that the quantum of development proposed could be delivered in accordance with the relevant PNP and Local Plan policies. To secure this approach, and ensure that the reserved matters application(s) carry through a landscape-led methodology it is considered appropriate to impose a condition requiring conformity at the reserved matters stage with the submitted Design principles Diagram. This will facilitate appropriate flexibility (as more evidence becomes available) at the reserved matters stage whilst definitively securing the key principles the PNP values.
- 8.18 The application is therefore considered to be in accordance with policy BEP1 of the PNP and policies SD2, SD4 and SD5 of the Local Plan.

Vehicular access for the proposed quantum of development

- 8.19 The existing informal access to the site via Beckham Lane does not have capacity, in landscape character terms, to be upgraded to serve the vehicular movements generated by the proposed development. Therefore, the indicative proposals to form access from Winchester Road are considered the most appropriate way to access the site (in accordance with the Neighbourhood Plan allocation) and have been confirmed to be acceptable, in principle, with regard to the capacity of the local highway network and highway safety, by the Highways England and the Highway Authority.
- 8.20 The access from Winchester Road would be highly likely to utilise the same access that has been approved to serve the extant permission for a business park to the south of the application site. However, as that extant permission is yet to be implemented and access is a reserved matter, it is not appropriate to be overly prescriptive but simply to require, via condition, that the principle vehicular access be taken from Winchester Road in addition to the implementation of a travel plan which is proposed to be secured via legal agreement.
- 8.21 Off-site improvements will be required to acceptably deliver a vehicular access from Winchester Road (the indicative plans show a signalised junction, dedicated turning lanes and two pedestrian crossing). Furthermore, there are site-specific impacts of the development (as set out within the response from the Highway Authority) that necessitate off-site improvements (in accordance with PNP policy GAPI) to support pedestrian connectivity between the site and Petersfield Town Centre. Accordingly, both these matters, which are site-specific and do not duplicate CIL infrastructure, are proposed to be secured via legal agreement.
- 8.22 It is therefore considered that the proposal is in accordance with policy SD19.

Miscellaneous

- 8.23 To ensure that the proposed development is delivered in a comprehensive manner it is proposed to secure, via condition, a phasing plan (including the necessary access from Winchester Road in phase one) and, via a legal agreement, a management plan for the future maintenance of the open space.
- 8.24 As the proposal is an outline application, with all matters reserved, it is considered that, through the PNP process, there have been appropriate opportunities for the local community to comment on the proposal prior to the submission of the application in accordance with policy CP5 of the PNP. Further consultation would be expected prior to the submission of reserved matter(s) applications.
- 8.25 It is considered that the proposal is able to acceptably manage surface water drainage in principle. Further details of the specific mechanism(s) to be utilised are therefore proposed to be secured via condition. This is considered in accordance with policies SD50 and NEP8.
- 8.26 Surveys have been undertaken for all protected species where there was a reasonable likelihood that they would be present on site and it was ascertained that the site supports populations of protected bats, dormice and slow worms. The submitted ecological appraisal sets out appropriate mitigation measures for these species in addition to other measures to enhance biodiversity across the site, in accordance with an ecosystem services approach, and these are proposed to be secured via planning condition. The proposal is therefore considered to be in accordance with policy SD9.
- 8.27 It is considered that the proposed development can be undertaken, in principle, without the removal of any high quality (Category A or B) trees. A condition is therefore proposed to secure an arboricultural method statement for the detailed works. This is considered in accordance with policy SD11 and policy NEP7.
- 8.28 It is considered that, in principle, the proposal can acceptably incorporate sustainability measures. Therefore, a condition is proposed to facilitate flexibility regarding how the proposal meets the prescriptive requirements of policy SD48 regarding carbon emissions and water consumption. The proposal is therefore considered to be in accordance with policy SD48 and policy BEP7.
- 8.29 The proposed employment units would be likely to require mechanical ventilation. Therefore, in order to ensure that there are not any unacceptable noise and pollution outputs, it is appropriate to include a condition requiring details of any equipment at this stage in accordance with policy SD5.
- 8.30 As the site is visible within the wider landscape, is adjacent to a number of dwellings and would discharge directly onto a highway it is considered appropriate to secure further details, via condition, of the construction process such as where the site compound is located, details of any temporary hoarding, contractor parking and wheel washing facilities.
- 8.31 Whilst the submitted land contamination appraisal does not identify any significant sources of contamination it is considered appropriate to impose a condition requiring that works cease in the event that any unexpected contamination is found until appropriate remediation measures are secured. The proposal is therefore considered in accordance with policy SD55.

9. Conclusion

- 9.1 Given the above it is considered that the proposal is, when the planning balance is applied, in accordance with the Development Plan and there are no overriding material considerations to otherwise indicate that permission should not be granted. It is therefore recommended that outline planning permission is granted.

10. Recommendation and Conditions

10.1 It is recommended to grant outline planning permission subject to a legal agreement (the final form of which is delegated to the Director of Planning) to secure:

- A maximum of 85 dwellings consisting of:
 - 30% affordable dwellings (rounded up to the nearest whole dwelling) comprising of 50% affordable rent and 50% shared ownership;
 - A minimum of 10% self-build dwellings (including the definition of self-build and a local connection occupancy cascade); and
 - A maximum of 60% custom-build dwellings (including the definition of custom-build and a local connection occupancy cascade).
- A housing mix for open market (custom-build and self-build) dwellings of:
 - Approximately 35% 1-bedroom dwellings;
 - Approximately 35% 2-bedroom dwellings (of which 35% should be suitable for older residents);
 - Approximately 25% 3-bedroom dwellings (of which 75% should be suitable for older residents); and
 - Approximately 5% 4-bedroom dwellings.
- A housing mix for the affordable dwellings of:
 - At least 10% 1-bedroom dwellings;
 - At least 40% 2-bedroom dwellings;
 - At least 40% 3-bedroom dwellings; and
 - Up to 10% 4-bedroom dwellings.
- A maximum of 4,730sqm of employment floorspace to be limited to B1, B2 or B8 uses;
- Off-site improvements relating to the vehicular access from Winchester Road and pedestrian connectivity between the site and Petersfield Town Centre;
- A travel plan;
- A management plan for the future maintenance of the open space; and
- A Local Employment and Training Agreement.

And the following conditions:

1. Development shall not commence until a phasing plan for the development (which includes a principle vehicular access to Winchester Road in phase one) has been submitted to and approved, in writing, by the Local Planning Authority. The development shall take place in accordance with the approved plan.

Reason: To facilitate the delivery of the site and ensure a deliverable and comprehensive development in accordance with policies SD1, SD25 and SD26 of the South Downs Local Plan 2014-2033 and the NPPF.

2. The development, hereby permitted, shall be begun either before the expiration of three years from the date of the grant of this outline permission or the expiration of two years from the final approval of the reserved matters in Phase one (as approved by condition one), whichever is the later date.

Reason: To comply with s92 of the Town and Country Planning Act 1990 (as amended).

3. Applications for the approval of all reserved matters in Phase one (as approved by condition one) shall be made to the Local Planning Authority before the expiration of two years from the grant of this outline permission.

Reason: To comply with s92 of the Town and Country Planning Act 1990 (as amended).

4. Applications for the approval of all reserved matters for all phases (as approved by condition one) shall be made to the Local Planning Authority before the expiration of seven years from the grant of this outline permission.

Reason: To comply with s92 of the Town and Country Planning Act 1990 (as amended) and to ensure a comprehensive development.

5. Any reserved matters application(s) shall be in accordance with the approved Design Principles Diagram (pg.6 of submitted Design Framework dated May 2019).

Reason: To safeguard the landscape character of the site in accordance with policy SD4 of the South Downs Local Plan 2014-2033, BEPI of the Petersfield Neighbourhood Plan 2013-2028 and the NPPF.

6. The principle vehicular access to the site shall be from Winchester Road.

Reason: To ensure safe vehicular access to the site and to safeguard the landscape character of the National Park in accordance with SD4 and SD19 of the South Downs Local Plan 2014-2033, BEPI of the Petersfield Neighbourhood Plan 2013-2028 and the NPPF.

7. No external lighting shall be installed on each respective phase (as approved by condition one) until its details (to include lux rating, hours of operation, angle of lighting and colour temperature) have been submitted to and approved, in writing, by the Local Planning Authority. The details approved shall be implemented and maintained as approved.

Reason: To safeguard the landscape character and dark night skies of the site and National Park and enhance biodiversity in accordance with SD4, SD8 and SD9 of the South Downs Local Plan 2014-2033, BEPI of the Petersfield Neighbourhood Plan 2013-2028, the NPPF and the first statutory purpose of the National Park.

8. All new electricity and telephone lines shall be laid underground unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To safeguard the landscape character of the site in accordance with policy SD4 of the South Downs Local Plan 2014-2033, BEPI of the Petersfield Neighbourhood Plan 2013-2028 and the NPPF.

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a scheme for the mitigation of the contamination has been submitted to and approved, in writing, by the Local Planning Authority. The mitigation shall be undertaken in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the site and neighbouring land are minimised in accordance with Policy SD55 of the South Downs Local Plan 2014-2033 and the NPPF.

10. No development shall commence on each respective phase (as approved by condition one) until a surface water drainage scheme for that phase has been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall be based upon the principles set out within the submitted Drainage Strategy (Ref I7284-FRA&DS-v2 dated Nov 2018). The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that there is no net increase in surface water run-off, taking account of climate change, in accordance with policy SD50 of the South Downs Local Plan 2014-2033, NEP8 of the Petersfield Neighbourhood Plan 2013-2028 and the NPPF.

11. The development, hereby permitted, shall be undertaken in accordance with the mitigation and enhancement recommendations set out in section 5 of the submitted Bat Activity Surveys Report (October 2018), section 4 of the submitted Doormouse Mitigation Strategy (November 2018), section 4 of the submitted Reptile Mitigation Strategy (October 2018) and section 5 of the submitted Ecological Appraisal (November 2018).

Reason: To safeguard protected species and provide ecological enhancements in accordance with policies SD2 and SD9 of the South Downs Local Plan 2014-2033, NEP7 of the Petersfield Neighbourhood Plan 2013-2028 and the NPPF.

12. None of the respective employment units or dwellings, hereby permitted, shall be occupied until their respective vehicular and cycle parking spaces are available for use.

Reason: To safeguard against interrupting the free flow of traffic and to safeguard the landscape character of the site in accordance with policies SD4, SD5 and SD22 of the South Downs Local Plan 2014-2033 and the NPPF.

13. No development shall commence on each respective phase (as approved by condition one) until a Construction Environment Management Plan (CEMP) for that phase has been submitted to and approved, in writing, by the South Downs National Park Authority. The CEMP shall include:

- Provision of parking for contractor's vehicles;
- The location, height and design of any construction compound;
- Wheel washing facilities to safeguard the highway network from deposition of mud and spoil;
- The location of storage for plant and equipment;
- The type and location of signage to be displayed to direct construction traffic to the site;
- Any temporary site security fencing including decorative displays; and
- Details of any temporary lighting.

The CEMP shall be implemented as approved.

Reason: To safeguard the landscape character of the site, the amenity of occupiers of neighbouring dwellings, the adjacent heritage asset and the condition of the local highway network in accordance with policies SD4, SD5, SD12 and SD19 of the South Downs Local Plan 2014-2033 and the NPPF.

14. No fixed installation or mechanical plant equipment shall be brought into use until details, including the type, location, purpose of the fixed installation, the noise levels to be generated and any measures proposed to mitigate that noise have been submitted to any approved, in writing, by the Local Planning Authority. Any fixed installation or mechanical plant equipment shall be operated in accordance with the approved details.

Reason: To protect the amenity of occupiers of the proposed residential and employment development and the amenity of occupiers of adjoining uses in accordance with policy SD5 of the South Downs Local Plan 2014-2033 and the NPPF.

15. No development on each respective phase (as approved by condition one) shall commence until an arboricultural method statement (to be based upon section 2.5 of the submitted Arboricultural Assessment and Method Statement ref I7372-AA-PB dated 22 October 2018) for that phase has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To safeguard the landscape character of the site in accordance with policies SD4 and SD11 of the South Downs Local Plan 2014-2033, NEP7 of the Petersfield Neighbourhood Plan 2013-2028 and the NPPF.

16. No development on each respective phase (as approved by condition one) shall commence until a schedule of measures to minimise energy consumption and maximise renewable energy generation for that phase have been submitted to and approved, in writing, by the South Downs National Park Authority. The details shall be implemented and maintained as approved.

Reason: To ensure the development contributes to the management of the effects of climate change in accordance with Policy SD48 of the South Downs Local Plan 2014-2033 and the NPPF.

11. Crime and Disorder Implication

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

12. Human Rights Implications

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

13. Equality Act 2010

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

14. Proactive Working

14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included meeting to discuss the proposals and accepting additional information during the consideration of the application.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices 1. Site Location Map

SDNPA Legal Services, Development Manager.

Consultees

Background

Documents

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

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=PJBMNHTU02000&activeTab=summary>

National Planning Policy Framework

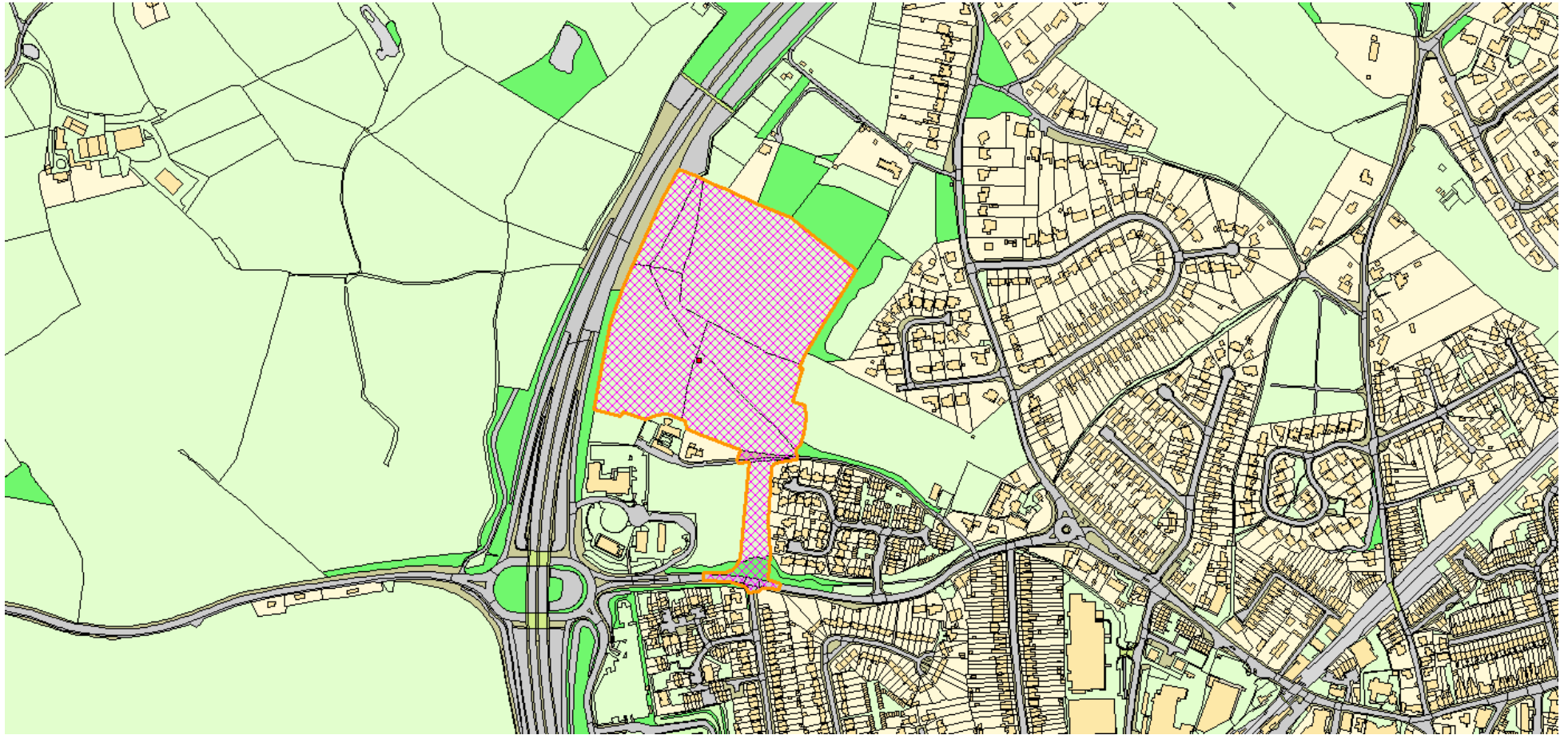
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

South Downs National Park Partnership Management Plan 2013

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

South Downs National Park Local Plan 2014-2033

https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/



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