

Report to	Planning Committee
Date	12 March 2020
By	Director of Planning
Local Authority	Chichester District Council
Application Number	SDNP/19/00913/FUL
Applicant	Comer Homes Group
Application	Construction of up to 210 dwellings (Use Class C3) and 233sqm of café (Use Class A3), retail (Use Class A1) and community use (Use Class D1 / D2) buildings, retention of existing Pagoda building and associated commercial use (Use Class B1) and landscaping and associated access and parking works, following demolition of the Highfield building and other buildings / structures.
Address	Former Syngenta Site, Henley Old Road, Fernhurst, West Sussex, GU27 3JE

Recommendation:

- 1) That planning permission be approved subject to the conditions set out in Section 9 of this report and subject to the completion of a S106 legal agreement, the final form of which is delegated to the Director of Planning with obligations relating to:
 - The provision of 32 social rented affordable units and 11 shared ownership affordable units;
 - The provision of a footway from the site to Fernhurst Village and other highway improvement works immediately outside of the site;
 - The provision of a Travel Plan and sustainable transport measures (including on-site minibus service, car parking management scheme and a car sharing club);
 - The provision of a Community Liaison Group and Estate Management Company;
 - The provision of Estate Management Plans (to include the maintenance and management of the landscaped areas, ecological measures, drainage, and SuDs, open spaces, lighting, estate roads and footways);
 - The provision of off-site ecological and other mitigation works to Cooksbridge Meadow Nature Reserve, and
 - The provision of employment and skills training.
 - 2) If the Committee resolve that they are minded to approve the application in accordance with the above recommendation, that the Committee confirm in their decision that they have taken into account:
-

-
- the environmental information as required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017;
 - all matters referred to in the Director of Planning's report including comments received from statutory consultees and other interested parties, and
 - all other material considerations, and
- 3) 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 has not been made within 6 months of the Planning Committee meeting of 12 March 2020
-

Executive Summary

The application site, previously occupied by the firm 'Syngenta', is located approximately 2km to the south of Fernhurst Village. The site is allocated by Policy SA1 in the Fernhurst Neighbourhood Plan for a sustainable mixed-use development incorporating residential (approximately 200 dwellings) and commercial development.

This application, which is recommended for approval, is seeking permission for up to 210 dwellings, a café, a retail unit, a 'community hub' and the existing Pagoda Building will be retained in its existing office use (Class B1a).

The application is reported to committee as it involves development on an allocated site within a Neighbourhood Plan and due to the scheme being deemed to be major development for the purposes of paragraph 172 of the National Planning Policy Framework.

I. Site Description and Background

- I.1 The application relates to the 10.5 hectare former 'Syngenta' site, which is located to the east of (and accessed from) the A286 Midhurst to Haslemere Road, approximately 2km to the south of Fernhurst Village.
- I.2 Whilst the site was developed as an army barracks at the end of World War II, the site was redeveloped in the 1980's specifically as the UK headquarters for ICI. It is largely the remnants of this that remain on the site today.
- I.3 There are a number of buildings on site (including pre-fabricated World War II structures, porta cabins and single storey workshops), the most prominent of which are the Highfield office building which is 3-storeys in height and the 4-storey building known as the Pagoda (currently the head office and showroom for Aspinall of London).
- I.4 The site is contained within a landscaped setting and contains substantial areas of car parking and hardstanding. It is relatively well screened by existing mature trees and other vegetation. The site sits within Verdley Wood and is adjoined to the east and south by Ancient Woodland (Ash Reeds Copse and Dawes Highfield Copse). The site is also bound to the north by the Cooksbridge Meadow Nature Reserve.
- I.5 The site is also directly adjacent existing public right of ways, including PROW No: 1095 (to the north) and PROW No: 1094 and Restricted Byway No: 3330 (to the east);
- I.6 Longfield House, located at the west of the site (currently occupied by Nicholson's Auctioneers) does not form part of this application.
- I.7 The site is allocated by Policy SA1 in the Fernhurst Neighbourhood Plan (made on 14 April 2016) for a sustainable mixed-use development incorporating residential and commercial development. Further details on the planning policy context are set out in Section 6 of this report.
- I.8 The site is also subject to an Area Tree Preservation Order (13/00084/TPONP), this provides protection for all the trees present on the site when the order was made in 2013.
- I.9 Part of the site, at the far eastern end, is also subject to a covenant with the National Trust. In summary, the covenant states that no new buildings are allowed to be built on site unless

written approval of the National Trust has been obtained to the proposed siting, external appearance and materials of construction and such approval shall not be unreasonably withheld.

2. Proposal

- 2.1 This application is seeking permission for up to 210 dwellings, a café (approximately 47sqm, GIA), a retail unit (approximately 83sqm GIA) and a 'community hub' (permission is sought for a flexible D1 or D2 use, approximately 64sqm GIA).
- 2.2 The application includes the Pagoda building, however there is no proposed change of use of this building, it will remain in Use Class B1(a) office use. This application does affect the land (including car parking areas) immediately adjacent to the building and alters the servicing and parking arrangements for this building, which is why it is included within the application.
- 2.3 The proposed 210 dwellings are made up of 105 houses and 105 flats. The proposed mix of housing is:
- 81 x 4 bed houses, and
 - 24 x 3 bed houses.
- 2.4 The proposed flats are within 10 separate blocks. The proposed mix of flats is:
- 4 x 4 bed flats;
 - 12 x 3 bed flats;
 - 65 x 2 bed flats, and
 - 24 x 1 bed flats.
- 2.5 The applicant is offering 43 dwellings for affordable housing. The size of units and tenure being offered is set out below:
- 32 units for social rent
 - 10 x 1 bed units;
 - 10 x 2 bed units;
 - 10 x 3 bed units, and
 - 2 x 4 bed units.
 - 11 units for shared ownership
 - 5 x 1 bed units, and
 - 6 x 2 bed units.
- 2.6 Following the submission of revised drawings, the majority of the new buildings (79 houses and 10 blocks of flats) are 3-storeys in height with a relatively small number (26) of two-storey houses. None of the proposed buildings will be taller than the retained 4-storey Pagoda Building.
- 2.7 It is proposed that all the dwellings will be constructed to reduce regulated carbon dioxide (CO₂) emissions by 19% through energy efficiency measures and through the use of wood burning stoves and Photo Voltaic panels would reduce regulated CO₂ emissions to net zero relative to Building Regulations. In addition, 5% (11) of the dwellings will be certified to Passive House (Passivhaus) Standards.
- 2.8 It is also proposed that the majority of the dwellings will be compliant with the former 'Lifetime Homes Standards', with 88% (135) of the dwellings being designed to meet Category 2 (Accessible and adaptable dwellings) and 10% (21) of the dwellings being designed to meet Category 3 (Wheelchair user dwellings) of Part M of the Building Regulations 2015 (as amended in 2016).
- 2.9 It is also proposed that the total floorspace area for each of the dwellings will be above the minimum requirements set by the nationally described space standards (DCLG, Technical housing standards – nationally described space standard, March 2015, as amended).

2.10 In total 418 car parking spaces (approx. 1.75 spaces per dwelling excluding the 49 spaces dedicated to the Pagoda Building) are proposed, the breakdown of the proposed spaces is as follows:

- 107 spaces within the plots of the houses (garages / car ports / off-road spaces);
- 175 spaces within 3 underground car parks (located under the blocks of flats);
- 87 spaces above ground / on street, and
- 49 spaces dedicated to the Pagoda Building (with those spaces made available in the evenings and at weekends to residents / visitors).

2.11 The scheme (as shown on the Site Layout Plan in Appendix 2) also includes:

- a 20m wide new coppice woodland running east to west across the site for approximately 465m. Parts of this coppice woodland are framed with blocks of flats and terraced housing and punctuated with access roads (to provide access to the proposed housing to the north);
- two new north-south green links (ranging in width between 15m and 30m) providing a biodiversity / ecological link from Cooksbridge Meadow Nature Reserve (to the north of the site) to the new proposed coppice woodland;
- 'parkland entrance' – retained trees and open space framed by two 'gate houses' leading to blocks of flats and a new 'street' in front of the Pagoda Building. This 'street' is fronted by a block of flats, leading to a 'village square';
- a 'village square' north of the Pagoda Building – comprising of 3 blocks of flats with the proposed café, retail and community hub units on the ground floor centred around a public space;
- a 'village green', a more formal public open space;
- 'home zone housing', the housing to the north of coppice woodland is designed around a pedestrian-prioritised environment with traffic speeds controlled through road design and materials. This also includes direct pedestrian access points (via gates) onto the existing PROW which bounds the north of the site (and provides access to the Cooksbridge Meadow Nature Reserve);
- 'water front housing', the housing around the re-opened water course providing an active frontage to the water course and village green;
- interface with Pagoda Building, the existing levels around the building means the proposal can include a sunken delivery bay (with employee parking) to the rear. The proposal also includes covering this area with the landscaped garden area for the adjacent proposed block of flats;
- the far eastern part of the site is to become an additional open space and used as an attenuation basin as part of the drainage / SuDs measures;
- the retention of 167 trees on site, the removal of 104, with 313 new trees proposed. Resulting in a net gain of approximately 209 trees across the site;
- the re-opening of a culverted water course, other SuDs measures within the landscaped areas and a new pumping station (as part of the foul sewerage network);
- at least 10% of the total roof area proposed (including outbuildings) will consist of green roofs;
- other ecological mitigation and enhancement measures such as a replacement bat roost, installation of bat, bird and dormouse boxes across the development, an amphibian friendly drainage system, planting of native marginal and scrub species for foraging, information and educational packs for new residents and off-site works to the Cooksbridge Meadow Nature Reserve (such as improved fencing, habitat improvements and improvements to the existing PROW);
- off-site footpath improvement works – providing a 1.5m wide footway from the site to Fernhurst Village, along the A286 and a new section of footway from the site to the

existing bus stop on the eastern side of the A286 and an informal crossing point / footway towards the bus stop of the west of A286;

- electric vehicle charging points for each dwelling and at least two available for visitors and staff for the commercial units;
- other sustainable transport measures, including a minibus service (providing new residents with a bus service at peak times (during week-days) travelling to and from Haslemere Train Station and Fernhurst Village and an 'on-demand service' at other times) and a car sharing club (at least 3 spaces to be provided on site).

2.12 The application is supported by a completed DEFRA Biodiversity Net Gain Metric, which states that the scheme is providing a 32% net gain in biodiversity.

2.13 The application is also accompanied by an Environmental Statement in accordance with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), further details are set out in Sections 6 and 7 of this report.

3. Relevant Planning History

3.1 *SDNP/13/03520/LDE – Certificate of Lawful Use or Development (Existing)*, confirming that the lawful use of the whole planning unit is for BI(a) Offices, approved 20 December 2013.

3.2 *SDNP/14/01014/DCOUPN – Prior Notification for change of use for Highfield Building from BI(a) Offices to Residential (Use Class C3)*, approved 11 April 2014.

3.3 *SDNP/17/01826/PRE – Pre-application enquiry to redevelop the site for up to 240 dwellings and c500sqm commercial floorspace.* This pre-application enquiry led to the submission of this application.

4. Consultations

4.1 The following comments are based on the revisions received during the consideration of the application. Where comments relate to the application as originally submitted this is stated within the individual comments.

4.2 **Landscape Officer – Support subject to conditions.** Comments as follows:

- The proposal has followed a landscape-led approach, securing a strong Landscape Strategy which has guided numerous benefits. Following the landscape character of the area, driven by woodlands and water, significant enhancements include, resurfacing a culverted watercourse, and the creation of meaningful new managed woodland connecting key habitats together through the site. The Landscape Strategy has influenced a strong character for the scheme, and this landscape structure is complemented by a bespoke architecture which has been designed to fit this unique site and the complex levels which result from previous land use.
- The indirect benefits of the scheme – bringing positive woodland management into the heart of a new housing scheme for residents to see, experience and take part in is a wonderful way to connect people with the landscape – close-up, and celebrate the area's local history. The opportunities for net gain in biodiversity are significant, and the different architecture offers a huge variety of niches for all sorts of species – green roofs and walls along with new tree planting, which all help to make the whole scheme permeable for different species, not just the site's boundaries.
- The principles of open spaces are supported and agreed. Their character and functions will be secured through the planting details. These details will need to meet the quality of the architecture to ensure the scheme functions just as well as it looks. Species choices should be defined to deliver multiple benefits for people and wildlife, these will be linked to Ecosystem Services. The planting will need to help the scheme to integrate into its wider landscape, choice of native and locally characteristic species will be important and should dominate this scheme.
- A huge amount of hard work has secured a site which now has great potential to become a fantastic development. The site's layout, open space and GI all lay the foundations for

securing huge benefits for residents and wildlife. However, these benefits will only be realised through the provision of comprehensive conditions, and the applicant being willing to continue to maintain the high quality set by the architecture, and sustaining a holistic approach to the detailed design.

4.3 **Design Officer** – Support subject to conditions. Comments as follows:

- The layout is strongly landscape-led with a series of north / south green links out to the surrounding countryside, a robust east / west green link which acts as a central green spine connecting the 'village square' to the 'village green', a reinstated watercourse and the old toll road reinstated as a pedestrian link. All of these green infrastructure elements are working with the contours across the site. The eastern end of the site is left undeveloped.
- The emphasis on a generous green infrastructure landscape strategy has reduced the developable areas of the site and this has led to some fairly dense urban form (a combination of 3 storey flatted development and largely terraced town houses) to achieve the development total of 210 homes. This is acceptable given the site's self-enclosed character and the imaginative mix of roof terraces, balconies, inner courtyard spaces and communal gardens as well as conventional rear private gardens, the generous green infrastructure throughout the site and the largely successful measures taken to integrate the car parking well.
- The streets defined by blocks of buildings with consistent use of perimeter blocks create a strong logical and legible layout. Buildings enclose and address green infrastructure.
- Car parking is generally well integrated with a large proportion located underground or discreetly on plot.
- The architecture uses the traditional form of repeated gables and traditional roof pitches in terraces and flatted blocks in predominantly 3 storeys and employs traditional materials such as red brick, plain clay roof tiles and vertical black timber cladding. The architectural style is contemporary and uses aluminium window frames and some painted steel rails and PV widely employed on appropriate roof pitches. Some more innovative ways of providing private amenity with internal courtyards, balconies and roof terraces make good use of available space and have the potential to create delight.
- The overall effect is of a stylish, crisp modern development informed by traditional forms and materials set within and engaging with a generous green infrastructure.
- SuDS strategy shows several examples of multi-functional SuDS features including rain gardens and swales which is positive.
- The proposal is that CO₂ emissions are reduced relative to building regulations by 19% due to energy efficiency of the built fabric. A further 81% of the CO₂ emissions predicted to be emitted by regulated energy sources would be reduced by wood burning stoves and roof-mounted PV. The proposed energy strategy is on track to meet the SD3 policy requirement for 'Zero Energy' for the residential development and we have agreed a compromise for the non-residential elements of the development seeking BREEAM 'excellent' (as oppose to zero carbon).
- This scheme is likely to create an attractive community for its intended residents. The streets and spaces are distinctive and the generous green infrastructure will impact positively on the people that live and visit this new settlement. The limited impact of car parking will also have a benign effect on the quality of the public realm although this last issue could be improved further through detailed landscape design.
- There are opportunities for neighbour interaction in the communal and public spaces and in the community facilities located in the centre of the development.
- The high standards of sustainable performance as required by the Neighbourhood Plan and the Local Plan Policy SD3 need to be clarified and demonstrated (through the imposition of conditions) but when implemented this will also have a profound impact

on the environmental impacts of the development on residents' health and wellbeing as well as creating low household bills for residents.

- There are currently a series of questions and relatively small scale problems with the detailing of the external space. These issues will in the main be addressed through conditions.

4.4 Conservation Officer – No objection. Comments as follows:

- The only building elements on the site of any heritage interest are survivals from the Second World War army camp. Sheds of this type were pre-fabricated structures designed for rapid assembly (and dis-assembly) on site. They were intended for functional uses with no view to permanence – though they can perform for up to a century for basic purposes of storage, or longer if looked after.
- Whilst, the loss of these military structures would be total, recording to Historic Environment Level 2 would seem an adequate mitigation.

4.5 Local Highway Authority (West Sussex County Council) – No objection subject to conditions. Comments as follows:

- In summary, the existing highway network would satisfactorily accommodate the additional traffic arising from the proposed development and there is no evidence to suggest that the existing junction is operating unsafely or that the proposed change of use of the site would exacerbate an existing safety concern. Therefore, the traffic impact of the scheme is considered to be acceptable.
- *Site Access* - The access junction is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. The proposals will result in an increase in vehicular movements at the proposed point of access. A drawing showing specific sight lines has not been provided along Midhurst Road from the existing junction, however we have reviewed data supplied by Sussex Police over a period of the last 3 years. There have been no recorded injury accidents at the junction with the public highway. There is no evidence to suggest the junction, and existing right turn lane, is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.
- Based on the information within the submitted Transport Assessment and our own assessments we are satisfied with the access.
- *Capacity* - The submitted Transport Assessment includes an Automated Traffic Count (ATC) undertaken on the A286 to the south of the site access (over a 7 day period) as well as using other industry standard methodology to ascertain the existing traffic flows. The results of this show that during the AM peak a vehicle every two minutes arrives or departs to the south from the Henley Old Road junction and two vehicles every three minutes access or depart to the north. In the PM peak approximately one vehicle every minute arrives or departs to the north, and one vehicle every two minutes departs to the south. The Local Highway Authority (LHA) would concur with the assessment that it is likely that most vehicles using the Old Henley Road junction are from the development site.
- In terms of estimated traffic a trip analysis has been undertaken (using best practice) and establishes that there would be two defined peak hours, one at 08:00-09:00 and another at 17:00-18:00. It is anticipated that there would also be in excess of 100 movements between the hours of 09:00-10:00 and 45 between 17:00-18:00.
- It is agreed that an overall vehicular trip rate of 214 daily movements would be expected. The frequency would result in 2 vehicle movements per minute onto the adjoining road network.
- The capacity analysis completed for the existing junction onto the A286 demonstrates that it is expected to operate well within theoretical capacity in all scenarios modelled, including future years with development traffic. Furthermore, the A286 / A272 mini-

roundabout junction is expected to operate within capacity under all scenarios, with no delay greater than 90 seconds and a minimal change with the addition of development traffic.

- *Footway Link and Accessibility* - It is proposed to provide a section of footway, on the east of the A286 to link to areas where no footway is currently provided. This is to provide a continuous walking route from the site to Fernhurst. The footway is to be a minimum of 1.5 metres in width, contained within the highway verge. At the pre-application stage a 3 metre shared use footway/cycleway was confirmed as unachievable given the amount of highway verge available.
- In terms of access for cyclists they will still be reliant on the main carriageway of the A286 for travelling to the north. It is acknowledged that this likely to appeal to the more experienced cyclists.
- The new footway will not be lit in accordance with the SDNPA's 'Dark Skies Lighting Guidance'. The LHA accept that the existing footway that this will connect to is not currently lit and it is noted the Road Safety Audit did not raise this an issue.
- A new section of footway from the site to eastern bus stop and an informal crossing point / footway towards the bus stop of the west of Midhurst Road is also proposed. Following the submission of revised plans, it is considered that the addition of the footways and informal crossing point will provide a useful and usable link to pedestrians (especially for those who wish to walk to the north of the site into Fernhurst village). This is an improvement over the existing situation and makes the site more accessible than it has been in previous uses.
- The developer has committed to providing a courtesy bus service to local facilities and travel hubs. Following the submission of a revised Travel Plan, the LHA agrees to this provision.
- *Layout and Parking* - The internal layout has been designed in accordance with the principles set out within Manual for Streets (MfS). Carriageway widths between 6.0m and 3.3m are provided within the site, the sections with reduced widths incorporated to reduce vehicle dominance and encourage slower traffic speeds. It has been confirmed that the internal layout will be designed to adoptable standards but not offered for adoption under a Section 38 Agreement with the LHA. ,
- Following the submission of an updated parking calculator and additional sustainable transport measures (including a car sharing club), the LHA considers the number of parking spaces proposed is acceptable.

4.6 **Rights of Way Officer (West Sussex County Council)** – No objection to the proposed development. Comments as follows:

- The proposal should not obstruct the existing PROW (No: 1095) unless it is legally stopped up or diverted prior to the commencement of the development. In addition there are opportunities to connect the new residents to the surrounding countryside via the wider PROW network, and we would recommend consideration is given to incorporating access points for walkers along the northern boundary of the development connecting to footpath 1095 and an access point at the eastern boundary via the entrance near Courts Farm forming a linkage to Restricted Byway 3330 (which has public access rights of walking, cycling, horse riding and non-mechanised vehicle).

4.7 **Natural England** – No objection, considers that the proposed development will not have significant adverse impacts on the statutorily protected nature conservation sites.

4.8 **Ecology** – No objection subject to conditions. Comments as follows:

- Following the submission revised plans / information, satisfied that any adverse impact on protected species will be appropriately mitigated and the development will result in a net gain in biodiversity.

- Still have concerns about development within the 15m buffer around the Ancient Woodland, it is evident a number of access roads, footpaths and the attenuation basin is proposed within the 15m buffer. The presence of these features could result in habitat deterioration through adverse impacts on the root protection areas, soil compaction, increased exposure to pollutants, changes in the local hydrology affecting the trees, recreational pressure, etc. Still not satisfied that the impacts on the Ancient Woodland located in the east and south have been mitigated appropriately. Therefore, it is for the Local Planning Authority to consider whether the adverse indirect impacts to the Ancient Woodland are outweighed by the need for the development.

4.9 SDNPA Woodlands - Landscape and Biodiversity Lead – Comments based on application as originally submitted - No objection. Comments as follows:

- The plans have clearly evolved, and taken on board advice to steer towards a landscape led approach, resulting in the inclusion of some significant areas of green infrastructure, including an area of coppice woodland.
- In general the tree losses are largely of an ornamental nature, thus providing an opportunity to restock with native and / or other suitable species that will provide greater amenity and habitat value.
- There are also opportunities to utilise the timber generated by tree removals which should be explored in more detail.
- Concerned about the likely impact on the adjacent ancient woodland - not least from increased visitor (and pet) pressure, and the lack of meaningful mitigation detail. Such measures should include a firm commitment to eradicating rhododendron and any other INNS present in these areas, a more detailed woodland management plan for the ancient semi natural woodland area that includes a plan of operations, and removing the hard surfacing and fly tipped waste from the wood and restoring ground flora back to a more natural state.
- Similar developments nearby have been required to implement and enforce strict policies on pets that will impact on biodiversity (e.g. no domestic cats). Should require the same in this case due to the significant detrimental impact that cats in particular would have on nearby high quality priority habitats.
- It is disappointing that the opportunity to incorporate sustainable energy, such as district woodfuel, was disregarded in favour of non-renewables already available on site. There is still an opportunity to increase sustainability credential by ensuring that timber is incorporated into the development.

4.10 Sussex Wildlife Trust – Still have some concerns about the ecological impacts (please note the comments below were submitted before further reports and amendments were received that do address some of the issues raised). Those concerns include:

- *Cooksbridge Meadow* - very pleased that the applicants have contacted us to discuss the likely impacts of an increased number of residents on Cooksbridge Meadow Nature Reserve. The principle of the improvements sent out in the Addendum Report are acceptable and are happy to discuss these further. Also happy for any improvements / mitigation to be secured via condition and / or a legal agreement.
- *Ancient Woodland* - concerned about the amount of hardstanding, building and SuDS features within the 15m ancient woodland buffer. This is contrary to policy SD11 and to Natural England standing advice which states that buffer zones should consist of semi natural habitats and should avoid sustainable drainage schemes unless they respect root protection areas and any change to the water table does not adversely affect ancient woodland.
- The revised information shows that the buffer will change from currently containing no buildings to 99m² of new building. Additionally 765m² of aquatic basin and 1,681m² of hard standing is included in the buffer. It is acknowledged that the amount of

hardstanding within the buffer is being reduced by approximately 68%, however still concerned about the relative levels of use of these roads once the development is complete. It is also unclear whether the potential impacts of the attenuation basin within the buffer have been considered.

- We do object to the new buildings within the buffer, whilst there are mitigation measures (such as bat roosts), there does not appear to be a justification of why this building must sit within the buffer.
- *Policy SD9* – the impacts of recreational disturbance in the woodland are unclear. It is still not clear whether public access will be permitted in the ancient woodland within the red line boundary and if so how this will be managed.
- *Bats* - It is not clear how the pipistrelle maternity roost that will be lost when building 7 is demolished will be compensated for and the information is unclear whether it is being retained. If this is the case, are enhancements planned to ensure the building will be attractive as a roost as the bat surveys included in the Environmental Statement (ES) listed this building as having low potential for bats. This detail must be clarified before planning permission is granted as per the ODPM circular 06/2005.
- *Lighting Strategy* - pleased to see that a lighting strategy has been produced that takes account of the Dark Night Sky Reserve designation and the ecological sensitivities of the site. Paragraph 3.4.2 states that illuminated bollards will be applied for the footpaths of landscaped areas where those footpaths provide access routes. However does this include the footpath through the central woodland copse corridor and / or the footpath leading out of the south east corner of the site? Given the proximity to woodland used for foraging and bat roosts/boxes, the need for lighting here is questioned.
- *New Layout* – It is noted that the ornamental pond outside the Pagoda building has now been removed and it does not appear that any new pond will be created to replace this. This is disappointing given that the amphibian surveys indicated that the pond is used by breeding Common Toad. This is a species of principle importance under Section 41 of the NERC Act and therefore there should be further consideration of the need to mitigate this loss. It is not considered that the attenuation basin or open culvert will be suitable mitigation. We ask that there is more consideration of the ability to include permeant standing water within the scheme.
- *Mitigation and Enhancements* – Whilst it is acknowledged that a CEMP and a site wide Landscape and Ecological Management Plan can be secured via planning conditions, it is unclear what all the necessary mitigation and enhancements measures are (there is conflicting information within the submitted documents). It would be preferable if this list of mitigation and enhancements already incorporated within the scheme could be set out more clearly.

4.11 **Dark Skies** – No objection. Comments as follows:

- The lighting strategy meets the International Dark Skies Reserve criteria and it is welcomed that the designer has placed the dark skies requirements above those from the British Standards guidance, whilst keeping a safe lighting environment. This approach is something to encourage in other schemes and if constructed, will be used as a specific example of a commitment by developers to protect dark skies.
- As to the fixtures proposed, all are acceptable, with zero upward light, correct CCT, appropriate levels and curfews. The lighting output by these external lights will help greatly to reduce the lighting footprint of this development.

4.12 **Environment Agency** – No objection subject to conditions securing the drainage details.

4.13 **Southern Water** – No objection subject to conditions securing the drainage details and phasing the occupation of the development to align with the delivery by Southern Water of any sewerage network reinforcement works.

- 4.14 **South East Water** – Have confirmed that the proposed development cannot be supplied through the existing connection and that a new connection will be required as well as additional off-site reinforcement works to ensure that the water supply network is capable of serving the proposed development.
- 4.15 **Lead Local Flood Authority (West Sussex County Council)** - No objection to issues relating to surface water drainage and flood risk subject to conditions.
- Current surface water mapping shows that while most of the site is at low risk, parts of the site (mainly in association with the watercourse across the site) are at a higher risk from surface water flooding.
 - This risk is based on modelled data only and should not be taken as meaning that the site will / will not definitely flood in these events.
 - Any existing surface water flow paths across the site should be maintained and mitigation measures proposed for areas at high risk. Therefore, a wholesale site level rise via the spreading of excavated material should be avoided.
 - The area of the proposed development is shown to be at low risk from groundwater flooding based on current mapping. This risk is based on modelled data only and should not be taken as meaning that the site will / will not suffer groundwater flooding.
 - We do not have any records of historic flooding within the confines of the proposed site. This should not be taken that this site has never suffered from flooding, only that it has never been reported to the LLFA.
 - Current Ordnance Survey mapping shows an ordinary watercourse running across the site. Works affecting the flow of an ordinary watercourse will require ordinary watercourse consent and an appropriate development-free buffer zone should be incorporated into the design of the development.
 - Sustainable Drainage Systems (SuDS) – the submitted Flood Risk Assessment states that SuDS techniques (permeable paving, swales, and a detention pond) as well as daylighting a culvert across the site, would be used to control the surface water runoff from the site. Should infiltration not be possible, this method would, subject to conditions securing the details including future maintenance and management details, meet the requirements of the NPPF and associated guidance documents.
- 4.16 **Coastal and Water Management (Chichester District Council)** – No objection subject to conditions securing the details. Comments as follows:
- The information submitted suggests that the proposed means of surface water drainage is through limited on-site infiltration (where possible) combined with the use of SuDS features to treat and attenuate surface water prior to a restricted discharge to a local watercourse, (attenuation is provided by various SuDS features including a significant detention basin) and that at a further design stage *'in-situ soakaway testing (in accordance with BRE Digest 365) will be undertaken and any opportunities to utilise infiltration will be prioritised'*. This approach is acceptable, subject to conditions securing the details.
 - We note the proposals include open features, such as swales, basins and ponds. When designed correctly, such features can be easier to maintain, have longer lifespans and offer ecological advantages over subterranean features such as “plastic crate systems”. Therefore, we support this approach.
 - We also note the developer’s proposal to “daylight” an existing culverted watercourse that crosses the site. We approve of this proposal as this should increase the capacity of this watercourse (reducing flood risk) whilst also adding ecological benefits.
 - Given the nature of the development, to bring it in line with current guidance, the drainage design should be able to demonstrate that the infiltration / SuDS features can accommodate the water from a 1 in 100 year critical storm event, plus an additional 40%

climate change allowance. Again we are pleased to see that the developer is following this direction.

- It is understood that the site also has a “bulk” connection to the South East Water mains network. This bulk connection is then used to provide water to a large number of other properties in third party ownership (such as the domestic residences in Homelands Copse etc.). This type of arrangement is known as a “Regulation 8 Supply or Private Distribution System” under the Private Water Supply Regulations. These type of supplies often arise when smaller parcels of land (such as the individual properties in Homelands Copse) are separated from a larger estate and sold off to third parties, but unfortunately without arrangements being made for the smaller plots to enjoy their own individual connections to the mains water network. Concerns are raised that there is potential for the existing Private Distribution System to be expanded, rather than for any new properties that are built (should planning permission be granted) to be provided with their own individual connections to the mains water network.

4.17 Local Housing Authority (Chichester District Council) – Until the market mix of dwellings is amended unable to support the application.

- Taking into account ‘Vacant Building Credit’ the proposed total number of affordable housing units (43) is acceptable.
- The proposed mix of the affordable housing is in line with requirements. The most noticeable change is the change in tenure from 32 affordable rented units to 32 social rented units, this change is welcomed.
- The proposed mix of the market housing is not in line with Policy SD57 as it still provides for too many larger units, specifically 50% of the market housing is proposed as 4 bedroom houses. Fernhurst’s existing housing stock is weighted in favour of the larger 4+ bedroom units (32.3%). Furthermore, Policy H1 of the Fernhurst Neighbourhood Plan is clear in that the housing mix should comprise of a mix of 1, 2 and 3 bedroom units. Larger units are generally less affordable for first time buyers and will not provide suitable accommodation for those wanting to downsize. Until this is amended, the team is unable to support this application.

4.18 Fernhurst Parish Council - Comments as per original consultation response still stand. Fernhurst Parish Council (FPC) does not object to the principle, embodied in the Fernhurst Neighbourhood Plan (FNP) that approximately 200 dwellings should be built on this site. FPC objects to the proposed scheme on the following grounds, where relevant comments have been amended to take into account revised plans / information:

- *Design, Density and Layout of Dwellings* - The scheme does not provide a sufficient diversity of different house types / designs and they are laid out in too regimented a structure, poorly 'blended' into the green surroundings. The SDNPA laudably requires a 'landscape-led' scheme with significant 'green infrastructure'. When combined with, at the eastern end of the site, the National Trust covenant (that has allowed them to effectively veto any buildings there), only about 40% of the site is not 'green infrastructure' of one sort or another. Understandably, the applicant wishes to maximise profitability and therefore seeks to build as many units as possible on the remaining site area. The unfortunate result is that the proposed houses are densely packed, in a regimented layout.

FPC would much prefer to see fewer dwellings (200 per section 5.19 of the FNP, or fewer), less densely packed, with more internal space, greater parking provision and better interwoven with the green spaces.

- *Building Heights* - welcomes the reduction in bulk and massing of the larger buildings near the entrance, and the overall reduction in proposed building heights all to be lower than the top of the existing Pagoda building.
- *Parking Provision and Internal Road Layout* - FPC continues to argue strongly that the proposed parking provision is inadequate and that, when combined with the inherent shortcomings of the proposed road layout, insufficient parking provision will cause

significant inconvenience - or worse - to residents and visitors alike. FPC considers that the 'Parking Calculator' uses reference data which are not representative of the type of high density housing proposed in this scheme, leading to a systematic underestimation of future parking needs.

The internal road layout also complicates domestic refuse collection in a way which increases costs for residents and increases the risks associated with non-compliance by residents - especially so, if parking provision proves inadequate.

- *Affordable Housing* - The provision of affordable housing (AH) is the single most important element of this scheme as far as the 'host community' of Fernhurst is concerned. FPC continues to strongly object to the proposed affordable housing provision. The FNP and SDNP Local Plan both required 50% of affordable housing. If it were not for the application of Vacant Building Credit (VBC), it would appear that the LPA and the Applicant have established 'common ground' based on valuation / viability. FPC strongly urges the LPA to seek external legal opinion as to the applicability of VBC in this particular case and the weight that it should be given versus the weight that should be accorded to the FNP and SDNP Local Plan. FPC considers that the LPA should be entitled to weigh the government's policy against its own plan policies, noting that VBC was introduced as a measure to encourage development of brownfield ' in preference to greenfield ' sites. In this case, no encouragement was required, as the site had already been designated for this kind of development in the FNP and the Applicant had been party to the discussions leading to a figure of 50% (subject to viability) during the making of the FNP.
- *Accessibility and Lifetime Homes Standard (FNP Policy H1)* - acknowledge the commitment, in the addendum to the revised Design and Access Statement, to provide these in line with FPCs previous comments.
- *Links to the adjoining area* - FPC requests a binding commitment from the applicant, prior to determination, that:
 - a) There should be no vehicular access to the site from the East, either during construction or operation of the site, other than the minimum required for access to undertake landscape maintenance. To protect neighbour amenity and to mitigate the ecological impact of the development.
 - b) A paved pedestrian (at least) trackway will be provided to link, beside the A286, to the existing pedestrian pavement to the north.
 - c) No new pathways or access will be created onto adjoining property - to protect the integrity of, for example, the Sussex Wildlife Trust meadows to the north.
- *Air Quality - Wood Burning Stoves* - given that all the proposed dwellings will be built to high standards of energy efficiency and will have living space and domestic hot water heated by high-efficiency gas boilers, the proposed provision of wood burning stoves, as additional space heating, in each of the houses can only be seen simply as 'window dressing'. The submitted 'air quality technical report' rightly states that there should be no bonfires during the construction phase(s), it then completely ignores the contribution to air pollution represented by the proposed stoves during operational phase(s). The report offers scant evidence, either way, on existing levels of air pollution in the actual vicinity of the site. The local knowledge of FPC members and parishioners is that the vale of Fernhurst already suffers from poor air quality, at times, especially during the colder half of the year, directly attributable to the domestic use of solid fuel heating appliances generating wood smoke. FPC requests that a binding commitment be obtained that no wood burning appliances will be installed in any houses as no realistic mitigation is possible.
- *Mitigation of Ecological impacts* - given the high ecological quality of much of the adjoining land area, and its high sensitivity to habitat disturbance / impacts from domestic cats and dogs. Cats present a direct threat to birds and other small animals, and an additional indirect threat through unwanted competition for food

for predatory birds (e.g. owls) and mammals. Both cats and dogs can disturb wildlife, such as ground-nesting birds (nightingale, nightjar, woodcock etc.). In addition, pet dogs and cats are routinely treated with worming/flea treatments as well as drugs including antibiotics. As such, they regularly excrete small amounts of persistent and very powerful, often broad-spectrum, fungi-/parasiti-/insecti-/cides which accumulate in soil and groundwater - and which directly affect plants, fungi and insects, and indirectly affect birds, bats etc. Many ecologically responsible landowners, probably including the Sussex Wildlife Trust, insist that their graziers refrain from using anthelmintic treatments (e.g. Avermectin), or prophylactic drugs, on livestock.

FPC requests that a binding commitment be obtained from the applicant that all dwellings will, in perpetuity, be prevented - by covenant or by other binding means - from keeping domestic cats or dogs (registered assistance dogs excepted). Such measures would also help to protect the 'green infrastructure areas' of the scheme from animal waste pollution and the associated human health risks. FPC notes that the keeping of domestic cats is restricted by S106 agreement over parts of the nearby King Edward VII site.

- *Employment (FNP Policy SA1)* - FPC welcomes the proposal to continue use of the Longfield and Pagoda buildings by the existing business tenants. Policy states that "Provision of space for smaller businesses and as live-work units will be expected". Besides offering some possibility for desk-based "working from home", the proposed scheme provides no live-work opportunities for artisan or similar occupations. FPC sees this as a missed opportunity for a truly mixed community, which does not accord with the spirit of the FNP.
- *Leisure and Tourism (FNP Policy SA1)* - The application has disregarded all the terms of this part of the policy. There is no evidence of any assessment of the '...leisure infrastructure needs of the community...' and no '...process of consultation with the Fernhurst community...' on this subject. Particularly disappointing is the lack of provision of allotments.
- *Sustainability - PV Solar Panels* - The provision of such panels is strongly welcomed. However, it should not be allowed to compromise the visual design of the dwellings and should avoid undesirable light reflections both within and beyond the site boundaries. FPC would wish to see low-reflectivity coatings used to minimise glare.
- *Transport* - the transport report does not correctly reflect the existing traffic problems, especially at peak times, at the A286/A272 junction - this means that future problems are also underestimated. FPC welcomes the provision of a 'Travel Plan', and sees that effective provision of a minibus service, as part of an overall package, will be absolutely critical to avoiding circulation and parking problems on-site and undue exacerbation of traffic problems off-site (at Haslemere train station, for example). It is noted that enhancements to the public bus services along the A286 could provide much greater benefits to the wider community than a private minibus. FPC expects that lower speed limits will be required in future on the A286 from Cooksbridge southwards, beyond the Henley road junction.
- *Dark Skies* - FPC welcomes inclusion of the proposed lighting strategy document. This document alone does not fully protect the surrounding area from light pollution. A proliferation of rooflights, whether retro-fitted via permitted development rights, or included in permitted designs, is creating a significant increase in the vertical projection of artificial light into the night sky locally; for example at the nearby KEVII site. FPC would wish to see no rooflights included in this proposed scheme, and permitted development rights constrained to control possible retrofitting in future. FPC would also wish to see conditions imposed to strictly control any retrofitting of external lighting, which is also becoming an increasing local problem.

- *Archaeology* - FPC requests that a copy of any records to be made of pre-existing buildings on the site be lodged with the Fernhurst Archive c/o Fernhurst Village Hall.
- *Public Consultation* - The details of this application have been subject to repeated iterative changes, some of them large, for at least the last three years. On the basis that being consulted is not the same as simply being informed, it is fair to say that the 'host community' was briefly consulted in 2016 - on a very different scheme - and has not been consulted since. As far as being informed, the applicants briefly visited FPC in late 2018 at a meeting (to which the public were not invited, at the applicant's request). When the application was submitted - a complicated set of 490-odd documents being placed on the SDNPA website - the applicant had no intention to provide accessible hard copies of the proposals to the community, nor any stated intention to make verbal presentation of them. Reluctantly, the applicant did provide a limited presentation of the scheme to local residents. On a date one day before the (then known) deadline for public representations. Combining all the above with a failure to provide a timely affordable housing 'viability statement' as part of the application, the applicant has - whether by accident or by design - shown a disrespect for local people which does not bode well for their future relationship.

The FNP (5.44) also states that "...the applicant must work closely with the SDNPA and FPC in order to establish the design principles and how these can be achieved...". The applicant has demonstrably not done this, as far as FPC is concerned. Similarly, FPC has had no interaction with the SDNPA Design Review Panel - neither being invited to attend in any capacity, nor receiving written or other material from, any meetings where this scheme may have been discussed.

4.19 **SDNPA Enterprise Development Lead – Support.** Comments as follows:

- This application supports surrounding businesses in the direct vicinity such as The Kings Arms, while also supporting those further away in Midhurst and Fernhurst. The application will provide multiple benefits through the creation of a café, retail space, community use buildings and PROW, which all contribute positively to the local economy and connection to the wider community.
- This proposal is supported by the SDNPA Local Plan (2019) Policy SD34 as well as delivering on numerous outcomes in the SDNPA Partnership Management Plan (2013) in pursuit of our National Park Purposes and Duty. The development is also supported by the NPPF (2019) Para 83.

4.20 **Archaeology** – No objection subject to condition requiring the recording of the former military buildings prior to their demolition (in accordance with the submitted Historic Environmental Assessment).

4.21 **Portsmouth NHS Trust** - Comments as follows:

- The Trust is currently operating at full capacity in the provision of acute and planned healthcare. It can also be demonstrated that although the Trust has plans to cater for the known population growth (such as those planned for developments within Local Plans), it cannot plan for unanticipated additional growth in the short to medium term.
- The Trust is paid for the activity it has delivered subject to satisfying the quality requirements set down in the NHS Standard Contract. Quality requirements are linked to the on-time delivery of care and intervention and are evidenced by best clinical practice to ensure optimal outcomes for patients. The contract is agreed annually based on previous year's activity plus any pre-agreed additional activity for clinical service development and predicted population growth (this does not include ad-hoc housing developments). The following year's contract does not pay previous year's increased activity. A financial contribution is being sought from the developer not to support a government body but rather to enable that body to provide services needed by the occupants of the new development, and the funding for which cannot be sourced from elsewhere. The development directly affects the ability to provide the health service

required to those who live in the development and the community at large. Without the contribution, the development is not sustainable and should be refused.

Planning Officer Comment: The Trust have made similar requests on a number of applications across the National Park. Officers have written to the Trust to inform them that as a point of clarity this particular development is not 'ad hoc' and is in fact a 'planned' development (having been allocated for development within the Fernhurst Neighbourhood Plan). During the consultation stage of the Fernhurst Neighbourhood Plan, the Trust (nor its predecessor) did not identify any concerns with the proposed allocations. It would appear that the issues raised in the comments are a result of the cumulative impacts of developments within the National Park. Such cumulative impacts are addressed through the Community Infrastructure Levy (CIL) system. In addition, Officers have invited the Trust to submit a bid for CIL monies.

4.22 **Environmental Health (Chichester District Council)** – No objection subject to conditions securing the details of the mitigation measures, relating to contaminated land, noise, air quality, odour, lighting and the construction management plan, as set out in the submitted Environmental Statement and its associated reports.

5. Representations

5.1 At the time of writing the report, 14 representations (including Lynchmere Parish Council and Verdley Place Residents Association) objecting to scheme, 1 general comment (neither expressing support nor objection to the proposal) and 1 letter of support have been received. The comments are summarised below.

5.2 Of the 14 representations objecting to the scheme, 2 of those were objecting to the principle of the development, the remaining 12 whilst not objecting to the principle of development raised concerns about specific aspects of the scheme. The comments are summarised below:

- Previous application was refused, why is this being considered again;
- There is inadequate infrastructure or facilities (such as schools and Doctors) to accommodate this development;
- Traffic calming measures are needed to slow traffic travelling between Midhurst and Fernhurst (and beyond) and improve access for pedestrians and cyclists (currently narrow pavements, low kerbs, no crossing points by the school) to Fernhurst Village;
- Insufficient capacity (and existing pipework needs replacing) to deal with sewage disposal;
- Concerned drainage / water run off with flood neighbouring land;
- What steps are being taken to avoid creating further water supply issues for King Edward VII, in terms of infrastructure improvements by the respective Water Company;
- Introducing light pollution to the area;
- Access to neighbouring footpaths (including Oebourne Lane) should be restricted to prevent vehicular access;
- Any planning consent should include safeguards for Verdley Place over the adjoining Comer Land (not this application site) – such as dealing with Japanese Knotweed;
- This site should be considered comprehensively with adjoining Comer Land and any extant planning consents (Bridgelands and land adjacent to Verdley Place) should be revoked;
- All construction traffic and other traffic should be from A286 and not via Oebourne Lane;
- The eastern end of site should remain undeveloped and maintained as a screen to the built development – perhaps secured through a condition or agreement;
- Scheme design is an urban development within the countryside with little regard to its surroundings;
- Proposed housing density / number of units is too great;
- Visually intrusive, in particular the 3 and 4 storey buildings are imposing and bulky;

- Proposed built form (such as 3 and 4 storey buildings) contradict the objectives of the Local Plan and Neighbourhood Plan and not in keeping with the area;
- Contrary to relative tranquillity policy, as highlighted by the large blocks proposed at the entrance to the site;
- Insufficient amount of affordable housing, Local Plan and Neighbourhood Plan require 50%;
- Scheme should be subject to a detailed viability assessment to ensure delivery of affordable housing;
- Given the state of the old office block on site, it is difficult to claim that the building has not been abandoned (with regards to the Vacant Building Credit issue);
- Insufficient car parking proposed, leading to cars parked in unsuitable narrow roads or on green spaces;
- Proposed minibus service is selfish, investment should be made in improving public transport linking this site, Midhurst, the King Edwards VII site, Fernhurst and Haslemere;
- There is no provision for further employment or live-work units;
- Scheme should not rely on tree screen provided immediate outside the 'red line' of the site;
- Should remove any permitted development rights for the new dwellings, and
- Scheme should be pushing to provide low carbon heat generation i.e. some form of heating network.

5.3 The representation of general comment (neither objecting nor supporting) states that traffic calming measures and footpath improvements are needed before consideration can be given to developing this site.

5.4 The letter of support states the scheme is of an inspirational design for a stand-alone community within the National Park and not a pastiche.

5.5 **Planning Officer Comment:** The historic planning permission referred to in some of the representations is from 2007, before the designation of the National Park, and the application was withdrawn before any decision was made. The other references to development on land adjacent to Verdley Place / Bridgelands, does not form part of this application. This land is subject to a separate housing allocation (Policy SA3) within the made Fernhurst Neighbourhood Plan, which establishes the principle of redeveloping the site for up to 10 houses.

5.6 In addition to the above, representations have also been received from the National Trust and Friends of South Downs. Their comments have been summarised below:

National Trust:

- Objects to the scheme and questions whether the scheme complies with Policies SD4 (Landscape Character), SD6 (Safeguarding Views) and SD8 (Dark Night Skies) when considering the impact from the neighbouring National Trust land;
- Trust would appreciate the opportunity to comment on the detailed plans for the attenuation pond to better understand the landscape and visual impact and whether there would be any adverse effect on surrounding ancient woodland;
- Part of the site is subject to the National Trust's Section 8 covenant – the attenuation basin and 10 dwellings are either wholly or partially within the covenanted area. The Trust has not received a formal application for covenant consent;
- Whilst the Trust's Regional Covenants Board (RCB) acknowledges that the proposal would result in the removal of a significant portion of existing hardstanding, it considers that the aims of the covenant would be best served by removing the current parking entirely and restoring the area to its previous condition with no built development. The Trust has indicated that it may be able to agree to the creation of an attenuation pond and use of this area of the site as informal open space but will resist any dwellings or

other built form in the covenanted area. The RCB has therefore advised the applicant that the Trust would be unlikely to grant covenant consent for the development proposals that it has informally considered.

- The Trust has previously indicated that covenants are not normally a material planning consideration but has suggested when they might need to be considered and hopes that by providing information about informal advice that has been provided since our original submission that this will be of assistance to the SDNPA in coming to a decision on the proposal.

Friends of South Downs:

- Insufficient measures to deal with climate change, support the proposals but they do not go far enough. For example, the use of all sorts of renewable energy (not just solar panels) should be included.
- Should secure a bus stop (for public transport) within the development;
- Support the proposed path between the site and Fernhurst – however should be 2 or 3 metres in width;
- Developer should set up a liaison group, similar to one set up at King Edward VII site;
- Pagoda Building – should impose a condition restricting its use to public amenities, shops and community uses and not allowed for any other use;
- Amount of affordable housing proposed is insufficient;
- Support the underground car parks as they reduce the visual impacts of cars. However, would question the ratio, it is high. If developer is serious about sustainability standards then why have they made an over provision in car parking numbers;
- There should be specific reference to electric charging points;
- Scheme is not compliant with biodiversity net gain;
- Developer should provide a clear statement of all mitigation / enhancements measures proposed;
- Support the Parish Council in their comments about Design, Density and Layout, affordable housing, lifetime home standards, employment, lack of allotments and reducing speed limit on A286;
- Construction works should be limited to 8am and 5pm, Monday to Friday, and
- The shared informal spaces, gardens and tree planting are a positive benefit.

6. Planning Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plans are the **South Downs Local Plan 2014-2033** and the **Fernhurst Neighbourhood Plan (made 14 April 2016)**. The planning policy context including the development plan policies and other material considerations considered relevant to this application are set out 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,
 - To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.
- 6.3 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 (NPPF) and Circular 2010

- 6.4 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 24 July 2018 and further amended in February 2019. The DEFRA 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.

6.5 The NPPF has been considered holistically in the determination of this application, although it is considered that the following sections are of particular relevance:

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

6.6 In addition to the above, it is considered that paragraphs 7, 8, 10, 11, 47, 54, 55, 56, 63, 64, 91, 92, 98, 102, 108, 109, 110, 111, 117, 118, 122, 127, 150, 151, 153, 163, 165, 170, 172, 175, 178, 180, 182, 184, 189, 192 and 197 of the NPPF are particularly relevant to the determination of this application.

6.7 Of these, notably, paragraph 172 states that as great weight is given to the conserving and enhancing of landscape and scenic beauty of National Parks, planning permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. This issue is assessed further in Section 7 of this report.

Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

6.8 This application is also supported by an Environmental Statement as the proposals fall within the definition set out in Schedule 2, Infrastructure Project, 10(b) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017.

6.9 As set out in the above mentioned regulations and the 'Planning Practice Guidance' which accompanies the National Planning Policy Framework, there are specific arrangements for considering and determining planning applications that have been subject to an Environmental Impact Assessment (EIA). This includes consideration of the adequacy of the information provided, consultation, publicity, and informing the public of the decision and the main reasons for it. The Local Planning Authority should take into account the information in the Environmental Statement, the responses to consultation and any other relevant information when determining the planning application. Further assessment of the submitted Environmental Statement is made in Section 7 of this report.

Development Plan Policies

6.10 The following policies of the **South Downs Local Plan (SDLP)** are considered of most relevance to this application and these policies are considered to be compliant with the NPPF:

- 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
- SD12 – Historic Environment
- SD17 – Protection of Water Environment
- SD19 – Transport and Accessibility
- SD20 – Walking, Cycling and Equestrian Routes
- SD21 – Public Realm, Highway Design and Public Art
- SD22 – Parking Provision
- SD26 – Supply of Homes
- SD27 – Mix of Homes
- SD28 – Affordable Housing
- SD34 – Sustaining the Local Economy
- SD38 – Shops Outside Centres
- SD43 – New and Existing Community Facilities
- 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
- SD54 – Pollution and Air Quality
- SD55 – Contaminated Land

6.11 The following key policies of the **Fernhurst Neighbourhood Plan (FNP)** are considered of most relevance to this application and these policies are also considered to be compliant with the more up-to-date SDLP and NPPF:

- Policy HI – Delivery and Mix of Housing
- Policy SAI – Site Allocation – Former Syngenta Site, Midhurst Road
- Policy DE1 – Style of Residential Development
- Policy DE2 – Building Materials
- Policy DE3 – Landscaping and Design of Amenity Spaces

6.12 Policy SAI allocates the site for a mixed-use development incorporating residential and commercial development. Key aspects of the policy are:

- The development will deliver approximately 200 new build dwellings;
- 50% of the new dwellings will be affordable;
- If there is interest from a provider, then a residential care home for the elderly could be included;
- Existing business use should be retained (including the existing Longfield and Pagoda buildings);
- Business uses should support the National Park including the wood fuel economy;
- Provision of space for smaller businesses and as live-work units will be expected;
- Tourism uses would be welcomed;
- Leisure uses should be subject to a needs assessment;

- Provision of allotments would be strongly supported;
- Development must seek to maximise its energy generation from on-site renewables;
- A Sustainable Water Strategy must be provided;
- Culverted watercourse must be restored as part of site-wide sustainable drainage scheme;
- Provide a package of sustainable transport solutions which integrates walking, cycling, buses, electric cars and car sharing – including linkages with the Village, Haslemere, Midhurst and King Edward VII site;
- Any design must integrate sustainability principles, deliver substantial environmental improvements, respond to local distinctiveness, recognise local cultural heritage, be reflective of its natural setting in an area of high landscape value and should incorporate a significant area of high quality public realm;
- Built development should be restricted to the areas that were previously developed with important native trees retained, and
- Any development must provide a net gain in biodiversity and natural habitats and the relationship with the surrounding natural environment must be improved, taking an ecological approach to open green space to enhance existing features and provides / creates green links / corridors between and around the development and the National Park.

South Downs Partnership Management Plan

- 6.13 The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans “contribute to setting the strategic context for development” and “are material considerations in making decisions on individual planning applications”. The South Downs Partnership Management Plan, as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The policies of most relevance are 1, 2, 3, 4, 5, 6, 8, 16, 19, 20, 23, 25, 28, 31 and 50.

7. Planning Assessment

- 7.1 The main issues for consideration with regard to this application are:
- the principle of the development, assessment of major development and assessment of the submitted Environmental Statement;
 - the ‘landscape-led’ design (including the impact on eco-systems services, landscape character, views, tranquillity and dark night skies) of the proposal;
 - the impact on ecology and biodiversity;
 - the requirements of Policy SD3 and sustainable construction;
 - the impact on water supply, flood risk and drainage;
 - the affordable housing provision and housing mix;
 - the impact on highway issues and parking;
 - the impact on local amenity;
 - the impact on non-designated heritage assets, and
 - the National Trust Covenant.

Principle of the Development / Major Development / Environmental Statement

- 7.2 This application is for major development within the National Park. Paragraph 172 of the NPPF states planning permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. An assessment of any such application needs to consider (in summary), the need, the cost of and scope for developing outside the designated area and any detrimental effects on the environment.

- 7.3 The site is allocated for 'a sustainable mixed-use development incorporating residential and commercial development and other suitable uses' (Policy SAI) within the Fernhurst Neighbourhood Plan (FNP). This allocation carries substantial weight in the determination of any application. The evidence base for the FNP sets out that this site offers one of very few appropriate opportunities within the National Park to provide a substantial number of new homes to address the housing needs of the area, an issue which is considered to be in the public interest.
- 7.4 The site is also deemed to be a major 'brownfield' site, therefore in principle its redevelopment is in line with national planning priorities by directing development to 'brownfields' first.
- 7.5 The application is also accompanied by an Environmental Statement (ES), in accordance with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). This describes the 'Environmental Impact Assessment', which assesses the potential environmental effects of the development during the construction and completed scheme (beneficial or adverse), the degree of impact, and mitigation measures to avoid, reduce or offset negative impacts. The issues covered are: socio-economic, access and transportation, air quality, biodiversity, historic environment, drainage and water environment, energy, ground conditions, landscape and visual, noise and vibration, sustainability and waste (some of these issues are discussed further in this report). The Statement concludes that, overall, the scheme is considered environmentally acceptable following implementation of the required mitigation.
- 7.6 It is considered that the likely environmental impacts of the development have been adequately assessed in the ES and, subject to the imposition of appropriate conditions to secure the mitigation measures, are considered acceptable. The various chapters of the ES are addressed further in the following paragraphs.
- 7.7 Given this background it is considered that the 'major development' test referred to above has been met.
- 7.8 In addition, it is considered that the application as submitted does provide for a 'mixed-use development' including commercial and other suitable uses, whilst being residential led. The Pagoda Building is to be retained for Use Class B1a (office use), and the scheme is proposing a relatively small amount of other uses (a café, retail unit and community hub) to support the new residents and existing businesses on site. The Longfield Building (an existing commercial building), whilst part of the allocation site does not form part of this application.
- 7.9 Therefore, the principle of the development is considered acceptable and in accordance with the NPPF, Policy SD3 of the SDLP and Policy SAI of the FNP.
- 7.10 Further consideration of the details of the application are set out in the following paragraphs.
- Landscape-led Design
- 7.11 The site falls within the 'Low Weald' landscape character area, which has the general characteristic of enclosed landscapes with woodland copses and shaws with a high density of dispersed settlements, and more specifically the 'Millard Basin' characteristic of a low-lying vale surrounded by steep scarp slopes.
- 7.12 As highlighted in the FNP, the task of reflecting and justifying an appropriate mix and scale of development in such a location is a challenging one. However, the secluded nature of the site and its topography present an opportunity to create a bespoke development.
- 7.13 The scheme presented for approval, which seeks to address those challenges and opportunities, has been developed over a number of years, alongside input from Officers, members of the Design Review Panel and Members. This included a series of workshops with the aim of achieving a landscape led approach to its design.
- 7.14 A principal focus of those workshops was establishing a landscape strategy drawing the landscape characteristic of woodland into the site so that the scheme was not reliant on the planting and vegetation around the edges, ensuring the eastern end of the site remained a transitional space from the residential development within the site to the wider surrounding

countryside / National Park, reducing the visual impact of parked cars and finding an appropriate solution to the entrance of the site which better integrated the Pagoda building, main access road, retained a historic route (toll road) through this part of the site and some of the existing mature planting.

- 7.15 This has resulted in a scheme with a number of character areas, the 'parkland entrance', the 'village square', 'village green', 'home zone housing' and 'waterfront housing', as set out in paragraph 2.11. The proposed new streets are defined by blocks of buildings with a consistent use of perimeter blocks to create a strong logical and legible layout. Buildings also enclose and address the landscaped areas, open spaces and re-opened watercourse.
- 7.16 As highlighted in the comments from both the Design and Landscape Officers, it is considered that this approach has led to a strong landscape strategy (driven by the woodlands and water) that will result in numerous benefits which restore and enhance the landscape (by removing existing unsightly buildings and large amounts of hardstanding) and improve the relative tranquillity of the site, create meaningful connected habitats through the site, and creates different open spaces (such as village square and village green) with a variety of functions. It is considered that a significant positive benefit of the scheme is that it brings woodland into the heart of a new housing scheme for residents to see and experience, connecting people to the landscape.
- 7.17 A consequence of that strong landscape strategy, and the large amount of public open space provided, is the amount of land available for built development is reduced. It is acknowledged, as set out in the Design Officer's comments, that this has resulted in some fairly dense urban forms (3 storey apartment blocks and terraced town houses) to achieve the development of 210 homes.
- 7.18 It is considered that given the self-contained nature of the site and changing levels across it (both north to south and east to west) the proposed height of 3-storeys for the majority of all the new buildings is reasonable and does not detract from the prominence of the retained Pagoda building. The height and form of the proposed new buildings are also considered acceptable when balanced against the overall landscape strategy. The potential impact to safeguarded views is addressed in paragraphs 7.24-7.26.
- 7.19 The more dense built form has also resulted in some locations (the terraced housing to the north) with building back-to-back distances of 15m at ground floor level (22m at first floor level) and relatively small rear gardens for the size of some of the proposed dwellings (3 and 4 bedrooms). However, it is considered that the design and layout of the residential units has been well-thought out to reduce any overlooking and potential loss of privacy and includes some more innovative ways of providing private amenity spaces with internal courtyards, balconies and roof terraces, which is considered to make good use of available space (these areas are also in addition to the other communal green / open spaces across the site). It is considered necessary and appropriate to impose a condition removing permitted development rights to ensure the overall design integrity of the scheme remains and prevent any potential loss of amenity issues.
- 7.20 In addition, it is also considered that the needs of the occupiers of the new dwellings have been well considered for example the majority of dwellings have separate storage and wardrobe spaces built into their layout (as well as all of the units complying with the minimum national space standards), separate study rooms to enable people to work from home and as already highlighted a large proportion of the dwellings will be designed to provide flexible and adaptable spaces as residents age and some of the dwellings will be designed for wheelchair users. All of these are considered to be a significant benefit of the scheme and comply with requirements of policy SA1 of the FNP.
- 7.21 It is also considered that the proposed car parking is generally well integrated within the scheme. By using the contours of the site, and the layout and form of the proposed new buildings, a large proportion of the parking spaces are located either underground or discreetly on plot. Only 87 out of a total of 418 spaces are located 'on street' which helps to reduce the visual impact of parked cars. Again, this is considered acceptable when balanced

against the overall landscape strategy. The appropriateness of the proposed level of car parking is discussed further in paragraphs 7.75-7.80.

- 7.22 Representations have been received about the architectural style of the proposed development. As highlighted in the comments from the Design Officer, the architecture uses the traditional form of repeated gables and traditional roof pitches in the proposed terraces and blocks of flats and proposes the use of traditional materials such as red brick, plain clay roof tiles and vertical black timber cladding. However, it is acknowledged that the architectural style is contemporary with the aim of creating a stylish, modern development informed by traditional forms and materials.
- 7.23 This approach is considered acceptable not least given the self-enclosed and unique character of the site and it is considered that the bespoke architectural style of the buildings, including the mix of roof terraces, balconies and inner courtyard spaces, complements the strong landscape character being proposed and the topography of the site.
- 7.24 As supported by the submitted LVIA (which forms part of the ES), it is considered that the proposed development would not be visible from the majority of viewpoints within the wider area due to topography and the layers of vegetation between viewpoints and the site. The conclusions of the LVIA in relation to more local views is also supported, the site is already screened by existing vegetation around and just outside the site boundary (and the majority of the boundary vegetation within the site is proposed to be retained and supplemented) which obscures internal views of the site and such views, where possible, are glimpsed and in the case of some parts of the site (such as the eastern end) restricted to a small part.
- 7.25 It is acknowledged that open views of the site occur from higher ground at a distance of 1.5km or greater (including from Blackdown Hill), but it is considered that views of the development at this distance will be viewed as part of the wider panorama, and at this distance it is the Pagoda building that is noticeable and this will remain the case. In addition, the proposed landscaping will add to the woodland and tree belts which layer those views, reducing any visual impact caused by the amount of development proposed on this site.
- 7.26 Therefore, it is considered that the proposal would not result in any adverse impacts to visual integrity, identity or scenic quality of the National Park.
- 7.27 As highlighted by the comments from the Dark Skies Ranger, it is considered that the design of the scheme and the proposed lighting strategy has been well-thought through and subject to a condition securing the final details, and removing permitted development rights, the scheme will not have a detrimental impact to the integrity of the intrinsic quality of the dark skies.
- 7.28 In conclusion, it is considered that the overall landscape strategy with its generous green and blue infrastructure has created a strong character for the scheme which is then complemented by the architecture of the buildings. It is considered that this will ultimately result in a scheme that respects its natural setting, enhances the distinctive landscape qualities and celebrates and creates streets and spaces with local distinctiveness and a sense of place.
- 7.29 The proposal is supported in landscape and design terms and it is considered that it will not have any adverse impacts on landscape character (including views, dark skies and tranquillity) and will restore and enhance the landscape. It is also considered that the scheme will result in a high-quality development delivering multiple benefits, in accordance with policies SD2, SD3, SD4, SD5, SD6, SD7, SD8 and SD9 within the SDLP and policy SA1 of the FNP.

Ecology and Biodiversity

- 7.30 As highlighted above, the design of the scheme has been focused on delivering high quality landscaped areas and habitats, such as the coppice woodland, the north / south green links through the scheme, other open spaces, retained and new trees, hedgerows and other planting, with a specific focus on increasing species diversity using native species appropriate to the local setting and to support the local, and protected, species.

- 7.31 The application is also supported by a number of ecological reports which form part of the ES and further revisions (and mitigation measures) have been made to address concerns raised by consultees (such as impacts to Bats). All the reports conclude the scheme, subject to detailed mitigation and enhancement measures, can be delivered without any adverse impacts to protected species (such as a replacement bat roost within the proposed pumping station building) or to the adjacent Cooksbridge Meadow Nature Reserve (a locally protected site). In addition, the scheme will deliver an overall 32% net gain in biodiversity (as supported by the submitted DEFRA Metric).
- 7.32 These conclusions are supported, and subject to securing the proposed mitigation and enhancements measures (through appropriately worded planning conditions and Section 106 legal obligations), it is considered that the scheme would not have a detrimental impact on ecology and biodiversity and is in accordance with planning policies. There are limited exceptions to this conclusion in relation to indirect impacts to the Ancient Woodland.
- 7.33 Parts of the site, at the eastern end, fall within the 15m buffer zone to adjoining Ancient Woodland (a 15m buffer zone is used to protect from potential root damage to an Ancient Woodland as set out in standing advice from the Forestry Commission and Natural England). In this case, within the north-east corner existing hardstanding / parking areas within the buffer zone will be replaced by new access roads, the pumping station, parts of three residential dwellings and soft landscaping, to the south the existing access road within the buffer zone will be replaced by further roads, hardstanding and soft landscaping, and at the far eastern end of the site existing hardstanding / parking areas within the buffer zone will be replaced by the attenuation basin and other soft landscaping. As highlighted in the comments from the Authority's ecology advisor, these elements could have an indirect impact to the Ancient Woodland.
- 7.34 It is considered that in some cases there would be a positive impact to the buffer zone (due to the amount of hardstanding being removed). It is accepted that the engineering works required to carry out the development in particular could have an indirect impact to the root systems and other potential habitat deterioration (such as soil compaction). However, it is considered that through the use of conditions to secure mitigation measures (such as tree protection measures and the construction environmental management plan) those potential impacts can be lessened.
- 7.35 In addition, it is considered that the potential impacts caused by the completed development can be outweighed by the wider benefits, such as the other ecological and biodiversity enhancement measures (including the overall biodiversity net gain of 32%), that the scheme will deliver.
- 7.36 Representations have also raised concerns about the potential impacts to the common toad. The common toad, whilst not a protected species, is recognised as priority species included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. A small number of common toads were recorded as being present in the existing ornamental pond (opposite the Pagoda building).
- 7.37 Officers consider that the scheme has adequately considered the impact to the common toad and has recommended mitigation measures during the construction phase, which are considered necessary and appropriate, therefore will be secured via the planning conditions.
- 7.38 The scheme is also proposing opportunities for other suitable habitats, such as the culverted watercourse, attenuation basin and other SuDs measures. It is acknowledged that the scheme is not providing a like-for-like replacement for the ornamental pond (which will be removed to be replaced by one of the new block of flats). However, the alternative habitats proposed are considered to be appropriate and the details can be secured via suitable planning conditions.
- 7.39 Representations have also raised concerns about the potential impacts to the surrounding woodland and the Cooksbridge Meadow Nature Reserve, and in particular the suggestion that there should be controls preventing new residents having dogs and cats as pets. It is considered that as no nationally protected or European protected sites are proximate to the site that any requirement that seeks to prevent new residents from owning a cat or dog, in

this instance, would be unreasonable and a disproportionate approach to dealing with the potential issues. It is considered that the proposed information / educational pack to be provided to new residents (including how to behave responsibly when in the Cooksbridge Meadow Nature Reserve) is reasonable and appropriate and can be secured through the Section 106 legal agreement.

- 7.40 In conclusion, it is considered that the scheme will provide significant benefits to ecology and biodiversity (including exceeding the requirement for at least a 10% net gain in biodiversity) and importantly enables the environment to deliver beneficial goods and services, including health and well-being benefits, as well increasing people's understanding and enjoyment of the special qualities of the National Park, in accordance with policies SD2, SD3, SD9 and SD11 of the SDLP. In this case, and on balance, it is considered that these benefits outweigh possible indirect impacts to the Ancient Woodland.

Policy SD3 (Major Development) and Sustainable Construction

- 7.41 As already stated, it is considered that when it comes to the major development 'test' exceptional circumstances exist and the development would be in the public interest. Therefore, in accordance with policy SD3 of the SDLP and policy SA1 of the FNP, any development of this site has to follow the eight guiding principles of sustainable development. The submitted ES (and its addendums) addresses these principles, which are set out further in the following paragraphs.
- 7.42 The policy requires any development to achieve 'zero carbon', making buildings energy efficient, supplying energy from renewable sources and seeking to deliver all energy with renewable technologies. The application is proposing that CO₂ emissions are reduced relative to Building Regulations by 19% due to the energy efficiency of the built fabric and a further 81% of the CO₂ emissions predicted to be emitted by regulated energy sources would be reduced by wood burning stoves and installation of roof mounted photo voltaic panels. In addition, 11 residential units will be certified as a 'passive house' (passivhaus).
- 7.43 Passive House standard seeks to maximise the energy efficiency of the building through best practice insulation, airtightness, reducing thermal bridging and recycling waste heat, resulting in minimal space heating demand. Passive house, whilst not 'zero carbon' in its own right, will help to deliver the overall aim of net zero carbon as there is less energy to off-set from these types of dwellings.
- 7.44 The use of wood burning stoves, as an energy source within the proposed residential units, to help reduce the overall CO₂ emissions is considered to be appropriate as they use a locally available fuel and are reflective of the surrounding woodland landscape character. Concerns have also been raised about the potential air quality impacts from the proposed wood burners, this is addressed further in paragraph 7.90.
- 7.45 Representations have noted that the scheme is not proposing a wood fuel district heating system given the landscape character of the area. This issue was explored at length during the pre-application process and as supported with the reports submitted with the application. Unfortunately, such a system was deemed not to be viable due to the relatively small, variable and intermittent heat loads of the proposed development, as there is no decentralised energy network in the immediate vicinity of the site and there is no reasonable expectation that the development would be served by a district heating system in the future. These conclusions are accepted by officers and it is considered that the overall proposed energy strategy for the site in achieving 'net zero carbon' and providing passive houses is acceptable.
- 7.46 The applicant has also explored air source and ground source heat pumps. Whilst these were discounted for the residential units (due to their carbon emissions being greater when compared to installation of efficient gas boilers), due to their ability to provide heating and cooling from a single system, air source heat pumps are considered a feasible solution for the proposed commercial units.
- 7.47 In conclusion, it is considered that the proposed energy strategy is on track to meet the zero carbon requirements and it is considered necessary and reasonable to impose suitably

worded conditions to ensure the proposed standards and measures being put forward are met.

- 7.48 To meet the zero waste requirements the scheme follows the 'waste hierarchy' (as set out in the DEFRA 2013 Waste Management Plan), the building contractor will be required to produce a site waste management plan (required by condition to limit the waste to landfill), and for the completed development the residential units will be provided with compost bins, separated waste bin storage and information packs detailing the waste collection system and recycling / composting opportunities.
- 7.49 For the sustainable transport measures (to reduce the need to travel and encouraging low / zero carbon modes of transport) the applicant is proposing a 1.5m wide footway from the site to Fernhurst Village, a minibus service (to provide transport to Haslemere Train Station at peak times for example), a car sharing club and the provision of electric vehicle charging points and associated infrastructure for all residential units and communal charging points for the commercial units.
- 7.50 For sustainable materials, the applicant is proposing the final specification for the materials to be used will include local, recycled and low embodied energy materials. These matters would be controlled by condition.
- 7.51 For sustainable water, the applicant is proposing a drainage strategy which ensures the total future water run off rate (plus an allowance for climate change) does not exceed run off from the existing site; a number of SuDs measures including re-opening the culverted watercourse; proposed green roofs; other water use efficient measures within the residential units (such as installation of water meters, aerators on showers and taps, low flow dishwashers and washing machines); installation of water butts; rain water harvesting for the block of flats (to be used for irrigation of the communal spaces), and further feasibility work on the possible installation of other rainwater and grey water recycling systems.
- 7.52 For land use and wildlife, and as also referred to paragraphs 2.11 and 7.14, the landscape strategy / green infrastructure for the site has been the focus which has led to the built form of the proposed development. Providing multiple spaces and areas for biodiversity and connected new habitats and includes measures to protect biodiversity within the built form with, for example, the introduction of bird and bat boxes. The landscape and planting strategy also sets out new native flora to support the eco-systems of the site and wider area.
- 7.53 For culture and community, again through the overall landscape strategy, it is considered that the scheme respects and celebrates the local character of the area. Bringing a coppice woodland into the heart of the scheme from which new residents can learn and understand from (such as that woodlands are 'managed' spaces or learning more about how the natural environment provides multiple goods and services). In addition, the built form, and the proposed use of the commercial units which are considered to be a positive measure, provides for spaces and places for people to meet and interact with each other (such as the proposed village square), helping to support the community which will be created by the new development.
- 7.54 For health and wellbeing, there are some good 'best targets' proposed for the environmental quality of the buildings (such as acoustic insulation and preventing overheating) and it is considered that the overall design and layout of the residential units will make a positive contribution to the health and wellbeing of the future occupiers. Creating opportunities to promote healthy lifestyles and physical and mental well-being including direct pedestrian links to existing public right of ways and restricted byways immediately adjacent to the site. All the green infrastructure across the site, provides for walking and cycling routes, spaces for people to relax and enjoy the nature environment and more formal spaces where people can gather and play outdoor games (such as on the proposed village green).
- 7.55 In conclusion, subject to securing the proposed mitigation and enhancements measures (including those set out in the submitted ES and its addendums) through suitably worded conditions and obligations within the Section 106 legal agreement, it is considered that this scheme will not result in any adverse impact, and is likely to have an overall positive impact,

on the environment and is in accordance with policy SD3 of the SDLP and policy SAI of the FNP

Affordable Housing and Housing Mix

- 7.56 Both the SDLP and FNP set out the requirement for 50% affordable housing. However, this is subject to a viability assessment and other national planning policy requirements. Whilst in the early stages of the determination of this application, the Authority commissioned an independent viability assessment appraisal which suggested that a scheme of up to 210 dwellings could viably provide 39% affordable housing. This assessment work did not originally factor in the use of 'Vacant Building Credit' (VBC).
- 7.57 In effect VBC, which applies across England, reduces the requirement for affordable housing where a development is proposed on previously developed land that includes vacant buildings. The National Planning Practice Guidance (NPPG) goes on to explain that the gross floorspace of vacant buildings being brought back into use or demolished will be 'netted off' from the total floorspace of the new development proposed.
- 7.58 In this case, it is argued that VBC should apply to the existing vacant 'Highfield' building. Once the floorspace of this building is 'netted off' the policy compliant affordable housing requirement is 20%. The applicant is offering 20% (43 units) affordable housing and the Authority's viability assessment work also acknowledges that with VBC, the scheme could deliver 20% affordable housing.
- 7.59 The NPPG goes to state that VBC does not apply to buildings that are either currently or have recently been in active use, or have been abandoned. It is argued by a number of the objectors to the scheme that the Highfield Building has been abandoned given its current state of disrepair and that it has not been in use for a number of years (having been vacated in the 1990s).
- 7.60 The issue of 'abandonment' for planning purposes is a complex one which has been shaped by case law. The types of issues to consider when assessing whether a building has been abandoned include the physical condition of the building, the length of time it has not been used for its permitted purpose, whether it has been used for other purposes and the owner's intention.
- 7.61 It is considered that despite the poor state of repair and appearance of the Highfield building and the fact that it has not been in active use for a relatively lengthy period of time, these are not by themselves decisive in terms of whether the building has been abandoned. It is considered that the building could be re-occupied without structural works and, whilst they could be considered costly, the works required to bring it back into use would largely be cosmetic in nature.
- 7.62 In addition, in 2014, the applicant established the building was in lawful use as an office (Use Class B1), and it had not been abandoned, when it sought 'prior approval' for a change of use to residential (under the amendments to the General Permitted Development Order 1995). Furthermore, the actions of the applicant, albeit it is acknowledged these have taken some time to come to fruition, have demonstrated their intention to either reuse the building (through a possible residential conversion scheme) or redevelop it (through promoting the site for allocation through the FNP process and the process which led to the submission of this application).
- 7.63 Based on the particulars of this case, it is considered that the Highfield building has not been abandoned and VBC should be applied. Therefore, the provision of 20% (43) affordable housing is, in this case, compliant with planning policy.
- 7.64 The tables below set out the housing mix for both the market and affordable units and how that compares to the requirements of Policy SD27 of the SDLP. For the market housing, there is a greater amount of 4-bedroom units proposed than set out in the policy, which as highlighted by some of the objectors, does not provide enough units for first time buyers (as the units are generally less affordable) and are not suitable for those wanting to downsize. In addition, in Fernhurst parish the existing housing stock is weighed in favour of larger 4+ bedroom units. The FNP also highlighted the need for any housing on this site to comprise a

mix of 1, 2 and 3 bedroom units. However, the table below highlights the proposed housing mix for the affordable housing does generally confirm with the requirements of Policy SD27.

Proposed Housing Mix and Affordable Housing Tenure

Size of Unit	Market Housing		
	Total number of units	Total %	Policy SD27 requirement, total % by size of unit
1 bed unit	9	5%	At least 10%
2 bed unit	49	29%	At least 40%
3 bed unit	26	16%	At least 40%
4 bed unit	83	50%	Up to 10%
Total	167		

Size of Unit	Affordable Housing			
	Number of Social Rented	Number of Shared Ownership	Total % by size of unit	Policy SD27 requirement, total % by size of unit
1 bed unit	10	5	35%	35%
2 bed unit	10	6	37%	35%
3 bed unit	10		23%	25%
4 bed unit	2		5%	5%
Total	32	11		

- 7.65 74% (32) of the affordable units are being offered as ‘social rented’ tenure (rents are determined through the national rent regime or equivalent rental arrangements), as opposed to ‘affordable rent’ (up to 80% market value) and 26% (11) are offered as ‘shared ownership’.
- 7.66 Policy SD28 states ‘a minimum of 75%’ of the affordable housing offer should be provided as ‘affordable rent’ albeit the supporting text goes on to state that the Authority will prioritise other forms of rented tenure (such as social rented). It is considered that the offer of social rented units is a significant benefit of the scheme as it makes the affordable units more genuinely affordable (as it is the cheapest form of affordable housing) and will provide units for those in the greatest need.
- 7.67 It is considered that the offer of this form of tenure (social rented) significantly outweighs the fact that the scheme falls just short of ‘a minimum of 75%’ of rented units (Policy SD28) and the slight difference in the affordable housing mix (the scheme is offering slightly more 2-bed affordable units) required by Policy SD27. As set out in the consultation responses, the Local Housing Authority do not object to the affordable housing offer both in terms of tenure and mix of units being proposed.
- 7.68 Policy SD27 also outlines that new dwellings should be flexible and adaptable and meet national space standards. As highlighted in paragraphs 2.8-2.9 of the report, the proposed residential units meet these requirements.

- 7.69 It is acknowledged that whilst the scheme does provide for a general mix of units and it is an appropriate location for family sized homes, there is a greater proportion of 4-bedroom units. However, it is considered that in this particular case, the other wider benefits of the scheme including securing the social rented affordable units, securing 135 of the residential units to Category 2 (Accessible and adaptable dwellings) and 21 units as Category 3 (Wheelchair user dwellings), and the other public benefits referred to in this report, such as the provision of the footway from the site to Fernhurst Village, outweighs the housing mix requirements of policy SD27.

Highways and Parking

- 7.70 The applicant has submitted reports as part of the ES (a Transport Assessment and Stage 1 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.
- 7.71 The proposal will be served by the existing vehicular access from the A286 and there are no proposed changes to the main access route into the site.
- 7.72 As set out in the comments from the Local Highway Authority stating they have no objection, it is considered that the proposal would not have a significant impact on the local highway network both in terms of highway capacity and safety and that the existing roads and junction could satisfactorily accommodate this development.
- 7.73 Improved pedestrian access is proposed in and around the site, including a 1.5m wide footway from the site to Fernhurst Village and access to other existing public rights of way to the north, east and west of the site (including PROW No: 1095 adjacent to the Cooksbridge Meadow Nature Reserve). The applicant is also proposing improvements to the existing footway and bus stops on the A286 immediately outside of the site. It is considered that these improvements are a significant benefit of the scheme in helping to provide safe, legible and attractive routes for residents and visitors to move around and explore the site and the wider area.
- 7.74 In addition, the applicant recognises that given the location of site and its relative distance to nearby facilities and services, residents of the scheme are likely to be more reliant on the private car. However, they have sought to offer opportunities to provide residents with alternatives (such as the footway already mentioned above) and reducing the need to travel (providing a small retail unit on site).
- 7.75 They are also offering to provide a minibus service to take people to and from Haslemere Train Station and Fernhurst Village at peak times (and an 'on-demand' service at other times), a car sharing club (for three vehicles) and through a car parking management scheme, to make the 49 spaces for the Pagoda Building available to residents and visitors in the evening and at weekends (when demand is highest). It is considered that, subject to securing the details via Section 106 legal agreement, this provides an appropriate and suitable mitigation to help reduce reliance on the private car and mitigate any impacts to the local highway network.
- 7.76 Representations have raised concerns about inadequate provision for parking. The total level of parking proposed is 418 spaces. The Local Highway Authority's (WSCC) revised parking demand calculator was adopted during the determination of this application (in August 2019). The parking demand for the proposed dwellings can be calculated on either the total number of bedrooms within each dwelling or total number of habitable rooms within each dwelling. The table below sets out the potential parking demand for the proposed scheme.

Proposed Parking Demand

	WSCC Parking Demand Calculator Number of parking spaces	Proposal			Potential shortfall of parking spaces
		Number of spaces proposed for residential dwellings	Number of spaces reserved for Pagoda Building, with spaces available for residents and visitors in the evenings and weekends	Total number of parking spaces	
Total estimated demand based on size of dwellings by number of bedrooms	457	369	49	418	39
Total estimated demand based on size of dwellings by number of habitable rooms	385	369	49	418	No shortfall

- 7.77 As the table shows, the estimated demand for the proposed residential units is 457 or 385 spaces, a potential short fall of 39 spaces when compared to the proposed 369 spaces plus 49 spaces (available at evenings and weekends).
- 7.78 This is described as a 'potential shortfall' as the WSCC guidance states that the figure provided is an indication of parking demand for residential developments and the level of parking proposed is subject to discussions with the Local Planning Authority and WSCC, as well as consideration being given to reducing the level of parking on the promotion of sustainable travel modes and choices (the WSCC guidance states consideration should be given to reducing the expected level of parking demand by 10%).
- 7.79 The Local Highway Authority in consideration of this application have raised no objection, subject to securing the sustainable travel measures via the Section 106 legal agreement, to the level of car parking proposed.
- 7.80 As referred to in paragraph 7.14, during the pre-application discussions officers required the applicants to consider a more comprehensive landscaping scheme and to reduce the visual dominance of parked cars within that wider landscape setting. This has resulted in reducing the amount of land available for development and the amount of space available around the site for parking cars.
- 7.81 However, this has been balanced against the need to provide parking, the applicant finding alternative solutions for parking vehicles on street (such as parking spaces on plot for the houses and underground car parking areas) and the applicant offering other sustainable transport measures (noted in paragraph 7.75).
- 7.82 It is considered that the proposed level of 369 car parking spaces for the residential units (an average figure of 1.75 spaces per dwelling), with the additional 49 spaces for the Pagoda Building being made available at evenings and weekends for residents and visitors, is reasonable for the scale of the development when balanced against the wider landscape strategy, which has informed the design and layout of the scheme, and together with the proposed sustainable transport measures, is not so unacceptable or detrimental to warrant a reason for refusal.

- 7.83 In conclusion, it is considered that the scheme does not present a highway risk nor does it have a detrimental impact to highway safety and adequate provision has been made for parking.

Flood Risk, Drainage and Water Supply

- 7.84 Following the submission of amended details (such as the re-opening of the water course, the creation of an attenuation basin and other SuDS measures and the creation of a pumping station) and imposition of the necessary conditions securing the details and required reinforcement works, it is considered that the scheme does not present a flood risk. It makes adequate arrangements for water supply and drainage as well as providing water use efficiency measures and the various SuDS measures will provide multiple benefits to the residents of the scheme and local ecology and biodiversity.
- 7.85 Some representations have expressed concerns about the current issues experienced relating to water supply / pressure within the wider area (in association with the King Edward VII development).
- 7.86 With regards to the wider issue of water supply and water pressure, the respective Water Company has stated that the existing connection will need to be upgraded and subject to this work and some other off-site reinforcement works (yet to be agreed with the applicant) the development will have an adequate water supply.
- 7.87 As to the matter of whether the supply of water is a material consideration in planning terms is not a simple issue. There are requirements upon developers and water companies to provide water supply to homes under separate legislation. Planning considerations should not duplicate requirements already set out under separate legislation. Therefore, using the planning system as a vehicle to address the perceived matter of lack of water supply / water pressure issues within the wider area should not be given undue weight or consideration in this respect. Notwithstanding, the Authority has consulted the necessary bodies and their comments (where received) have been reported.
- 7.88 As also highlighted in some of the representations, the existing water supply to nearby residential properties, and in the case of the Kings Arms and some of the residential units the existing foul drainage system as well, is somewhat unusual as they are still served by 'bulk' supply via the former Syngenta site as oppose to having their own individual supplies (this is a legacy from when ICI first developed the site and owned the wider surrounding land).
- 7.89 Whilst the applicant has indicated that they would address these issues when they considered the water supply and foul drainage for the development itself, this is a private legal matter between the various parties and is not a material consideration in the determination of this application.
- 7.90 In conclusion, it is considered that subject to conditions securing the details and proposed mitigation measures (as set out the submitted ES and as supported by the comments from the consultees), it is considered that there will be no significant detrimental impacts to flood risk, drainage and water supply and the required mitigation measures are reasonable and necessary.

Impact on Local Amenities

- 7.91 As already stated the site is considered to be secluded, with the nearest adjacent residential units approximately 205m from the site to the north and approximately 270m from the site to the east (the Kings Arms public house with rooms is approximately 20m from the site to the western side of the A286). Therefore, it is considered that there are no impacts in terms of overlooking, loss of privacy and general noise and disturbance on wider residential amenities as a result of the development of this allocated development site. Concerns have been raised regarding the potential impacts during the construction phase however it is considered that these can be controlled by the imposition of conditions, including the requirement for a construction environmental management plan and restrictions on hours of working.

- 7.92 Representations have raised specific concerns about another aspect of the scheme, the proposed use of wood burners and the potential air quality impacts. However, as already set out in this report, the principle of using wood burners is generally supported given such a proposal does reflect the woodland character of the area and helps towards delivering the net zero carbon requirement (and the Environmental Health Team do not object). In addition, and as recognised by the industry itself, there are products on the market which carry the 'Ecodesign Ready' standard (such a standard has a DEFRA exemption permitting its use and the standard is expected to become law in 2022) which reduce particulate emissions. For example, 'Ecodesign Ready' requirements can reduce particulate emissions by 90% when compared to an open fire and between 80%-84% when compared to a wood burner manufactured from 10 years ago (source: www.stoveindustryalliance.com). Therefore, it is considered reasonable and necessary to impose a condition to ensure the proposed wood burning stoves are to 'EcoDesign Ready' standard and subject to this condition it is considered that there would be no significant detrimental impact to the amenities of the occupiers of the development or neighbouring residents.
- 7.93 The other areas of consideration relate to the potential amenity of new occupiers of the development. As already highlighted the application is accompanied by an ES which comprehensively covers the potential amenity impacts including noise (including an assessment and mitigation measures for the proposed residential properties closest to the A286), air quality (already mentioned above) and contaminated land (given the historic use of the site).
- 7.94 As also highlighted in paragraph 7.19, the proposal has been designed in terms of the siting, orientation of buildings and other design features so that it minimises the impact of overlooking and loss of privacy on neighbouring residential properties within the scheme.
- 7.95 Southern Water and the Environmental Health team have raised concerns about possible odour impacts from the existing Fernhurst Waste Water Treatment Plant and the proposed on site pumping station. However, it is considered that any potential odour issues can be mitigated and such mitigation measures should be secured through suitably worded conditions, as supported by the comments from Southern Water and Environmental Health.
- 7.96 In conclusion, subject to conditions securing the proposed mitigation measures already mentioned above (and as supported by the comments from the consultees) and as set out the ES, it is considered that there will be no significant detrimental impacts to the occupiers of the proposed development, and such mitigation measures are reasonable and necessary.

Non-designated Heritage Assets

- 7.97 Whilst there are no Listed Buildings on site nor is it within a Conservation Area, there are deemed to be 'non-designated heritage assets' on the site, namely two former World War II army camp buildings.
- 7.98 The proposed development will result in the total demolition of these buildings. As highlighted in the comments from the Authority's Conservation Officer, these buildings, both in structure and form, were designed to be functional buildings with a limited life span.
- 7.99 Therefore, it is considered that whilst these former military buildings offer a historic link to past use of the site, they are not of special architectural or historic interest to warrant their retention. It is considered, that subject to a condition securing their detailed recording before demolition, their total loss is acceptable and is outweighed by the wider public benefits of the scheme.

National Trust Covenant

- 7.100 As set out in the comments from the National Trust, there is an existing covenant affecting the far eastern part of the site. In summary, the main issue is the covenant states that no new buildings are allowed to be built on site unless the written approval of the National Trust has been obtained to the proposed siting, external appearance and materials of construction and such approval shall not be unreasonably withheld. The covenant area covers the location of the proposed attenuation basin and approximately 10 houses (and associated roads, footways, landscaped areas etc).

7.101 As set out previously in this report, it is considered the proposed houses within the covenant area are appropriate, well-designed, do not have a significant impact on views into and out of the site and do not have a detrimental impact of neighbouring amenities. In addition, it is considered that the scheme would have a beneficial impact on this part of the site by; reducing the amount of existing hardstanding / parking areas (the amount of hardstanding will be reduced from 6,361sqm to 1,992sqm); providing transitional space between the proposed residential development and the wider countryside / National Park to the east and creating a SuDs feature (attenuation basin) which will provide multiple benefits to the residents of the scheme and to the wider ecology and biodiversity of the area.

7.102 This covenant could be deemed to be a material consideration as it affects part of the site and the applicant could partially implement the development should planning permission be granted (i.e. not build out the part of the scheme on the covenanted land). However, it is considered that this is a separate legal matter to be resolved between the National Trust and the applicant, and it should not be given undue weight or consideration in the determination of this application.

8. Conclusion

8.1 It is considered that the landscape-led design of the scheme and proposed mitigation and enhancement measures are appropriate to the landscape character of the area. The proposal would not have a detrimental impact on the character of the local area and it would conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

8.2 It is also considered that the likely environmental impacts of the development have been adequately assessed through the Environmental Statement (and its addendums) and the conditions recommended below would secure appropriate and acceptable mitigation and enhancement measures to conclude that the overall scheme would not cause significant harm or have any significant adverse impacts.

8.3 It is accepted that the proposal does have an indirect impact on irreplaceable habitats, namely the Ancient Woodland. However, it is considered that the wider public benefits of the scheme, including the significant landscaping, ecological and biodiversity measures across the whole site outweigh those negative impacts.

8.4 In conclusion, it is considered that the proposed high quality landscape-led design of this major development will have an overall positive impact on the ability of the environment to contribute goods and services and provide multiple benefits, including health and well-being benefits for the future occupiers of the scheme. It is considered that exceptional circumstances exist and the development would be in the public interest, including opportunities to conserve and enhance the special qualities of the National Park, to grant permission, particularly given the land is allocated for development in a made Neighbourhood Plan.

8.5 Therefore, it is considered that the proposal would accord with the relevant policies within the National Planning Policy Framework, the South Downs Local Plan, the Fernhurst Neighbourhood Plan, the South Downs National Park Partnership Management Plan 2019-2025 and the DEFRA Circular and purposes of the National Park.

9. Recommendation and Conditions

9.1 It is recommended that planning permission be approved subject to the following conditions and a legal agreement to secure the affordable housing provision, the proposed sustainable transport measures (the provision of the footway to the Fernhurst Village, the minibus and car sharing club) and other off-site highway works (to footway, access to bus stop and crossing point on A286), various estate management plans (including landscape, ecology, drainage, open space, roads and footways), off-site ecological mitigation measures (to the Cooksbridge Meadow Nature Reserve), employment and training opportunities and residents information / education pack (promoting the National Park, sustainability measures on site and how to behave responsibly on the Cooksbridge Meadow Nature Reserve).

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans and documents listed below under the heading 'Plans and Documents referred to in consideration of this application', unless otherwise agreed in writing by the Local Planning Authority.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification):

- No buildings, structures, works or minor operations as defined within Part 1, classes A-H and Part 2, classes A-C of Schedule 2, shall be erected or undertaken on the site, and
- The garages / parking areas hereby approved shall be used solely for vehicle parking purposes incidental to the occupation and enjoyment of the residential units to which they serve, and shall not be used for, nor in connection with, any commercial trade or business purposes and shall not be converted into habitable accommodation, including domestic workshop, study, games room and similar uses,

unless permission is granted by the Local Planning Authority pursuant to an application for that purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interests of the character and appearance of the area and to ensure retention of parking provision.

Construction

4. Prior to the commencement of the development, including any site clearance works, hereby permitted, a Construction Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CEMP shall be implemented and adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority. The CEMP shall provide details as appropriate but should include:

- An indicative programme for carrying out the works;
- The anticipated number, frequency and types of vehicles used during construction;
- The method of access and routing of vehicles during construction;
- Details of the parking of vehicles by site operatives and visitors;
- Details of the location of site office and welfare facilities, and sales office;
- Details of the loading and unloading of plant, materials and waste;
- Details of the storage of plant and materials used in construction of the development;
- The timings of deliveries to site;
- Details of the provision of loading / offloading areas;
- 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 where necessary);
- The erection and maintenance of security hoarding;

- Management measures being taken to ensure no burning of construction materials on site;
- Measures to control the emission of dust and dirt during the demolition / construction process;
- Measures to minimise the noise (including vibration) generated by the demolition / construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers (and other measures in accordance with the approved Environmental Statement and its addendums);
- Details of any flood lighting, including location, height, type and direction;
- Details of any Tree Works / Removal and a Tree Protection Plan (indicating which trees are to be removed and / or pruned and how the remaining trees will be protected, in accordance with the details required under Condition 18);
- Other ecological mitigation measures, including method statements and measures to be adopted to avoid and manage impacts on the adjacent designated sites, protected species and other important habitats (in accordance with the approved Environmental Statement and its addendums and the Outline Ecological Mitigation Plan dated January 2020, produced by AAe Environmental Consultants and in accordance with the details required under Condition 19);
- A scheme for recycling / disposing of waste resulting from demolition and construction works;
- A method for dealing with the existing drainage pipework which may include asbestos pipes;
- A method to record the quantity of recovered material (re-used on site or off site), and
- Details of public engagement both prior to and during the construction works.

Reason: To enable the Local Planning Authority to control the development in the interest of maintaining a safe and efficient highway network, in the interests of amenity, to conserve and enhance the landscape character and biodiversity of the area and to ensure no adverse impacts on designated sites and protected species.

5. Unless otherwise agreed in writing by the Local Planning Authority, no work shall be undertaken on the site or deliveries made to the site except between the hours of 08.00 and 18.00 on Mondays to Fridays and 08.00 hours and 13.00 hours on Saturdays, and no work or deliveries undertaken on Sundays, Bank and Public Holidays.

Reason: In order to protect residential amenity.

6. Prior to the commencement of the development hereby permitted details of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - The proposed grading and mounding of land area including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform in relation to a nearby datum point;
 - The volume of cut / fill material;
 - Where surplus material may be placed on site, or alternatively proposals for removing and distributing the soil resource from site.

The development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

Landscape / Design / Sustainable Construction

7. Notwithstanding the details shown on the approved plans, no development above slab level shall be commenced until the final details of the soft landscaping, including provision of the coppice woodland, green roofs and green walls, have been submitted to and approved in writing by the Local Planning Authority. The plans shall include, but are not limited to, the following:
- Detailed schedule of plants, hedgerows and trees, noting species, sizes and proposed numbers / densities;
 - Tree protection measures (in accordance with details required under Condition 18);
 - Planting methods including soil depth and support proposals (underground guying etc);
 - Tree guards, staking and tree-pit construction information;
 - Ground preparation;
 - Surface dressing, where appropriate;
 - Grassing / turfing operations;
 - Seed mixes;
 - Written specification for soil amelioration including cultivations, planting methodology, establishment and maintenance operations;
 - Ecological Mitigation and Enhancement measures (in accordance with the details required under Condition 19);
 - Proposed and existing levels and falls (in accordance with the details required under Condition 6);
 - Any Bunding and swales (including cross-sections);
 - Surface water drainage and above ground rainwater harvesting solutions details (in accordance with the details required under Conditions 8 and 26);
 - Hard landscaping details (in accordance with details required under Condition 8), and
 - Sustainable construction measures (in accordance with details required under Conditions 11 and 14).

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

8. Notwithstanding the details shown on the approved plans, no development above slab level shall be commenced until details of the hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The plans shall include, but are not limited to the following:
- Treatment of external surfaces, paths, access ways, courtyards, seating areas, patio areas and parking spaces, including their appearance, depth and permeability, kerbs, edges, steps and ramps, spot levels, finished floor levels, upstands and demarcation;
 - Location, height and design of any street furniture, including bins, lighting and signage (in accordance with the details required under Conditions 17, 21 and 44);
 - Location, height and design of any play equipment;
 - Tree grilles and tree pit surfaces;
 - Tree protection measures (in accordance with details required under Condition 18);
 - Ecological Mitigation and Enhancement measures (in accordance with the details required under Condition 19);
 - Drainage proposals including gullies, surface covers, surface water channels, surface levels and falls (in accordance with the details required under Condition 26 and 28);

- Above ground rainwater harvesting solutions and rain gardens (in accordance with details required under Conditions 11 and 26);
- Proposed and existing levels and falls (in accordance with the details required under Condition 6);
- Location, height and materials / construction technique for all boundary treatments and other built means of enclosure including any gates, bollards, railings and fencing (including noise mitigation measures as set out in the approved Environmental Statement and its addendums);
- Ancillary structures including Electric Vehicle Charging Points, other Utilities equipment, water butts, cycle and refuse storage (in accordance with details required under Conditions 11, 17, 33, 34 and 37);
- Sustainable construction measures (in accordance with Conditions 11 and 14).

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

9. All hard and soft landscape works shall be carried out in accordance with the approved details (in accordance with Conditions 7 and 8).

All hard landscaping shall also be carried out in accordance with the approved details prior to the development hereby permitted first being brought into use or in accordance with a programme to be agreed in writing by the Local Planning Authority.

All soft landscaping shall be carried out in accordance with the approved details and in the first planting and seeding season following when the development is first brought into use. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by Local Planning Authority.

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

10. Notwithstanding the details shown on the approved plans, no development above slab level shall commence until a schedule of architectural details, materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes have been submitted to and approved in writing by the Local Planning Authority. Details to include, but not be limited to:

- External walls;
- Roofs;
- Photo voltaic panels (including fixtures and fittings);
- Eaves, fascias and soffits;
- Rainwater goods;
- Windows and openings including glazing, head, sill, lintel and depth of reveals (including noise mitigation measures in accordance with the approved Environmental Statement and its addendums);
- Doors, and
- Sustainable materials and other sustainable construction measures in accordance with the details required by Conditions 11 and 14.

The development shall be carried out in accordance with the approved schedule and samples unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the development in the interest of conserving and enhancing the landscape character of the area and the quality of the development.

11. No development above slab level shall commence until a design stage sustainable construction report for the proposed residential units has been submitted to, and approved in writing by the Local Planning Authority. The design stage sustainable construction report shall include:

- Design stage SAP data and/or SBEM calculations;
- Design stage BRE water calculator;
- Likely product specifications;
- Sustainable material strategy;
- Building design details;
- Layout or landscape plans,

The report shall demonstrate that the development will:

- Reduce predicted CO₂ emissions by 100% compared with the maximum allowed by building regulations (details shall be in accordance with the approved Environmental Statement and its addendums);
- Produce a Site Waste Management Plan demonstrating 95% volume or 95% tonnage of excavation, and 85% volume or 90% tonnage for non-demolition and 85% volume or 95% tonnage for demolition construction waste will be diverted from landfill;
- Provide separate internal bin collection for recyclables for new homes and garden compost bin (where appropriate);
- Provide Electric Vehicle Charging Points and associated infrastructure for all residential units;
- Select sustainable, locally sourced materials (such as plastic-free windows and doors or rainwater goods and timber to be 'Grown in Britain' certified where possible);
- Evidence of the predicted water consumption of no more than 90 litres/person/day for new homes;
- Details of rainwater and grey water recycling systems or where this is not possible a feasibility assessment. The details shall also demonstrate the maximum level of recycled water that can feasibility be provided to the development;
- Evidence demonstrating sustainable drainage and adaptation to climate change;
- Provides at least 10% green roofs (in accordance with the approved plans);
- Evidence demonstrating the noise mitigation measures to provide suitable internal conditions for the residential units in accordance with the approved Environmental Statement and its addendums;
- Information of how summer overheating of the residential units will be prevented;
- At least 11 of the residential units will be Passive House certified.

Thereafter, the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development demonstrates a high level of sustainable performance and contributes to the mitigation of, and adaptation to, predicted climate change.

12. At least 185 of the residential units will meet Category 2 (Accessible and adaptable dwellings) of Part M of the Building Regulations 2015 (as amended in 2016) and at least 21 of the residential units will meet Category 3 (Wheelchair user dwellings) of Part M of the Building Regulations 2015 (as amended in 2016).

Reason: To ensure the development demonstrates a high level of sustainable performance and provides for a mixed and inclusive development.

13. Within six months of the first occupation of any residential unit hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, to submit to the Local Planning Authority for written approval a post completion sustainable

construction report. The report shall demonstrate that the development has complied with the details and requirements of Conditions 11 and 12, which shall include Passive House Certification for at least eleven of the residential units.

Reason: To ensure an acceptable level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

14. No development above slab level shall commence until a design stage sustainable construction report for the proposed commercial units, has been submitted to, and approved in writing by the Local Planning Authority. The design stage sustainable construction report shall demonstrate that the development will achieve BREEAM New Construction Design 'Excellent' (BREEAM NC) and the following:
- For zero carbon achieve 9 BREEAM NC Ene 01 credits (EPR_{NC} 0.9 and net regulated CO₂-eq emissions);
 - For zero waste achieve 5 BREEAM NC Wst 01 credits and BREEAM NC 1 Wst 03 credit;
 - For sustainable transport provide at least two Electric Vehicle Charging points for the non-residential units;
 - Achieve at least 8 BREEAM NC Material credits;
 - Achieve all the BREEAM NC Water credits;
 - Achieve at least 7 BREEAM NC Landscape and Ecology credits, and
 - Achieve at least 11 BREEAM NC Health and Wellbeing credits.

Thereafter, the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development demonstrates a high level of sustainable performance and contributes to the mitigation of, and adaptation to, predicted climate change.

15. Within six months of the first occupation of any commercial unit hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, to submit to the Local Planning Authority for written approval a post completion sustainable construction report. The report shall demonstrate that the development has complied with the details and requirements of Condition 14, which shall include 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 an acceptable level of sustainable performance to address mitigation of, and adaptation to, predicted climate change.

16. Prior to the installation of any proposed wood burning stoves within any of the residential units the details of the proposed wood burning stoves shall be submitted to and approved in writing by the Local Planning Authority. The details of the wood burning stoves shall be to 'SIA Ecodesign Ready' standard (or equivalent).

The approved wood burning stoves shall be installed prior to the occupation of the development.

Reason: To ensure the development demonstrates a high level of sustainable performance and contributes, to the mitigation of, and adaptation to, predicted climate change.

17. Notwithstanding the details shown on the approved plans, before the development hereby permitted is first brought into use, details of refuse and recycling storage facilities for all the residential units and the commercial units shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the details required under Conditions 11 and 14.

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.

Ecology / Biodiversity

18. Prior to the commencement of the development, including any site clearance works, hereby permitted, a final 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 approved Outline Ecological Mitigation Plan dated January 2020, produced by AAe Environmental Consultants and in accordance with details required under Condition 19) 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, unless otherwise agreed in writing by the Local Planning Authority.

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

19. Prior to the commencement of the development hereby permitted a detailed Ecological and Biodiversity Mitigation and Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority.

The detailed Ecological and Biodiversity Mitigation and Enhancement Plan shall be supported by drawings and detail management aims, objectives and prescriptions. The details shall also be in accordance with the approved Environmental Statement and its addendums and the Outline Ecological Mitigation Plan dated January 2020, produced by AAe Environmental Consultants.

Thereafter, the development shall be carried out in full accordance with the approved Plan.

Reason: To safeguard protected species and the landscape character of the area.

20. Prior to the commencement of the development, including any site clearance works, hereby permitted, a reptile mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:

- The details of the translocation works, including plans showing where reptile fencing will be erected relative to existing reptile habitat, the methodology for capture, including timings and capture effort;
- The details of existing reptile habitat availability and capacity within the receptor areas;
- The location of the receptor areas;
- Appropriate habitat creation options for increasing the receptor site's capacity for the reptile population;
- Monitoring and remedial / contingencies measures triggered by monitoring;
- The personnel responsible for implementation of the plan;
- The details and timing of works to the pond in the south to ensure the protection of the existing toad and palmate newt population on site.

Thereafter, the development shall be carried out in full accordance with the approved strategy.

Reason: To safeguard protected species and the landscape character of the area.

Lighting and Dark Night Skies

21. No development above slab level shall be commenced until a detailed external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the approved Lighting Strategy dated

September 2019 produced by Designs for Lighting and details should specify the type and location of all external lighting to be installed throughout the site.

Thereafter, the lighting shall be installed, maintained and operated in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to protect the South Downs International Dark Skies Reserve and protected species.

Contaminated Land

22. Prior to the commencement of the development hereby permitted, a further intrusive contaminated land report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail all investigation works and sampling on site, together with the results of the analysis. The findings shall also include a risk assessment for any identified contaminants in line with relevant guidance.

Reason: In the interests of amenity, to protect health and to ensure that risks from land contamination to neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

23. If the report required by Condition 22 identifies that site remediation is required then no development shall commence until a Remediation Scheme has been submitted to and approved in writing by the Local Planning Authority specifying how the remediation will be undertaken, what methods will be used and what is to be achieved and any ongoing monitoring to be undertaken. A competent person shall be nominated by the developer to oversee the implementation of the Remediation Scheme. Thereafter, the approved remediation scheme shall be fully implemented in accordance with the approved details.

Reason: In the interests of amenity, to protect health and to ensure that risks from land contamination to neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

24. The development hereby permitted shall not be occupied until a verification report for the approved remediation scheme, as required by Condition 23, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of land contamination.

25. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 24 hours to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared and submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity, to protect health and to ensure that risks from land contamination to neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

Drainage, Re-opening the Culverted Watercourse and Water Supply

26. Prior to the commencement of development hereby permitted, final details of the proposed means of foul and surface water disposal including on and / or off site works (such as the pumping station, the re-opening of the culverted watercourse and the attenuation basin), shall be submitted to and approved in writing by the Local Planning Authority.

The final details shall be in accordance with the information contained within the approved Environmental Statement and its addendums, the Potential SuDs Arrangement

Plan (drawing reference PDL-002, Revision B) and shall include but not be limited to provision of:

- Rainwater gardens;
- Water butts;
- Green roofs;
- Re-opened culverted watercourse;
- An attenuation basin;
- The pumping station;
- Other opportunities within the landscaped areas across the development to receive surface water, and
- Sustainable construction measures in accordance with the details required under Conditions 11 and 14.

The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

27. Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any necessary sewerage network reinforcement works required to ensure that adequate waste water network capacity is available to adequately drain the development.

Reason: To ensure satisfactory provision of foul water drainage.

28. Notwithstanding the details to be agreed under Condition 26, no development above slab level shall be commenced until the details of the headwall and any supporting or retaining features for the re-opened culverted watercourse (such details shall include sections, materials and landscaping details) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory provision for surface water drainage, in the interests of amenity and to conserve and enhance the landscape character and biodiversity of the area.

29. Prior to the commencement of development hereby permitted, final details of the proposed means of water supply shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To ensure a satisfactory provision of water supply.

30. Occupation of the development is to be phased and implemented to align with the delivery by South East Water of any necessary water supply reinforcement works required to ensure that adequate capacity is available to adequately supply water to the development.

Reason: To ensure a satisfactory provision of water supply.

Waste Water Treatment Works / Odour and Noise

31. The development hereby permitted shall not commence until:
- (a) A specification for an odour survey to identify and agree the 1.5 OdU contour from the existing Fernhurst Waste Water Treatment Works (to include anticipated flows from the development hereby approved) has been submitted to, and approved in writing by, the Local Planning Authority;
 - (b) An odour survey shall be carried out in accordance with the approved specification (approved under (a) above) and the results of that survey shall be submitted to, and approved in writing by, the Local Planning Authority;

- (c) A mitigation package (odour management plan) addressing the impact of the I.5 OdU odour contour survey must be submitted to, and approved in writing by, the Local Planning Authority, and
- (d) All measures forming part of that mitigation package shall have been provided and thereafter permanently retained.

Reason: To safeguard the amenity of residents of the completed scheme.

- 32. The construction of the pumping station hereby permitted shall not be commenced above slab level until the details of the odour and noise mitigation measures have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of residents of the completed scheme.

Utilities and Telecommunications

- 33. 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.

- 34. No development above slab level shall be commenced until details of how superfast broadband connection will be provided (or an equivalent alternative technology) and installed on an open access basis (including the location and appearance of any above ground equipment), have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in full accordance with the approved details.

Reason: To provide satisfactory broadband connection for new residential units and commercial premises and to protect the landscape character of the area.

Highway Works

- 35. No development above slab level shall be commenced until detailed plans, including levels, sections, construction and landscaping details of the proposed highway improvement works (as indicated in the approved Environmental Statement and its addendums and drawings PHL-202 Revision A, SK-302 Revision A and Access to Existing footpaths) have been submitted to and approved in writing by the Local Planning Authority. 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 development first being brought into use.

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

- 36. Prior to the first occupation of the development hereby permitted, the vehicular access serving the development shall have been constructed in accordance with the details shown on the drawing referenced PHL-202 Revision A, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Parking and Cycle Facilities

- 37. No development above slab level shall be commenced until details of the location and appearance of the Electric Vehicle Charging Points and associated infrastructure for the individual houses and communal parking areas (both above and below ground) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To enable the provision of sustainable modes of transport.

- 38. Prior to the first occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, the car parking, including electric

vehicle charging points to be approved under Condition 37, shall be constructed in full accordance with the approved plans. The car parking spaces, together with the electric vehicle charging points, shall thereafter be retained for their designated purpose.

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

39. Notwithstanding the details shown on the approved plans, before the development hereby permitted is first brought into use, details of cycle parking / storage for all the residential units, visitor and staff cycle parking (for the commercial units) shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking / storage details shall be implemented prior to the occupation of the development and thereafter retained.

Reason: To provide for alternative modes of transport.

Heritage

40. (a) Prior to the commencement of the development (including any demolition works) hereby permitted, a written scheme of historic building recording for the former World War II buildings (as shown on Figure 6: Location of recorded heritage assets within Volume 3, Appendix 11 of the Environmental Statement) shall be submitted to and approved by the Local Planning Authority. Thereafter, the recording of the buildings shall be carried out in accordance with the approved written scheme. The scheme of recording shall accord with the general advice in the Historic England publication Understanding Historic Buildings, A Guide to Good Recording Practice (2016) and form a Level 2 record as defined in that document, and

(b) A copy of the final report will be submitted within three months of the survey work to the Local Planning Authority for approval. The material and paper archive required as part of the written scheme of investigation and the final report shall be deposited with Chichester District Council Historic Environment Record and copies provided to the Fernhurst Archive c/o Fernhurst Village Hall.

Reason: To ensure satisfactory arrangements are made for the recording of the non-designated Heritage Assets.

Ventilation and Extraction Equipment

41. 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 any proposed ventilation and / or extraction system that will be used on the site (including any commercial kitchen), including the required maintenance regime for any system.

The details shall be prepared by a competent person for the purpose of assessing potential odour and noise nuisance to surrounding properties. 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: In the interest of the amenities of the local area.

Hours of Operation and Deliveries for the Commercial Units

42. The retail, café and community centre units (as shown on drawing reference 186_WS_01_03) hereby permitted shall not be open for business to the general public outside the hours of:

- 07:00 to 22:00 Monday to Saturday and
- 08:00 to 22:00 on Sundays

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

43. No deliveries shall be made to the retail, café and community centre units hereby permitted and the retained Pagoda building (as shown on drawing reference 186_WS_01_03) except between the hours of 07:30 and 18:00 on Mondays to Fridays

and 08:00 and 13:30 hours on Saturdays, with no deliveries undertaken on Sundays, Bank and Public Holidays.

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

Signage Strategy

44. No development above slab level shall be commenced until a Signage Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include the position and design of any estate signage (including directional and information signs). The development should be carried out in accordance with the approved details.

Reason: To conserve and enhance the landscape character of the area, in the interest of amenities and the quality of the development.

10. Crime and Disorder Implications

- 10.1 It is considered that the proposal does not raise any crime and disorder implications as the overall design principles used for this scheme as followed best practice in 'designing out crime'.

11. Human Rights Implications

- 11.1 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.

12. Equality Act 2010

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

13. Proactive Working

- 13.1 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 pre-application discussions 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

Contact Officer: Kelly Porter (Major Projects Lead)

Tel: 01730 819314

email: kelly.porter@southdowns.gov.uk

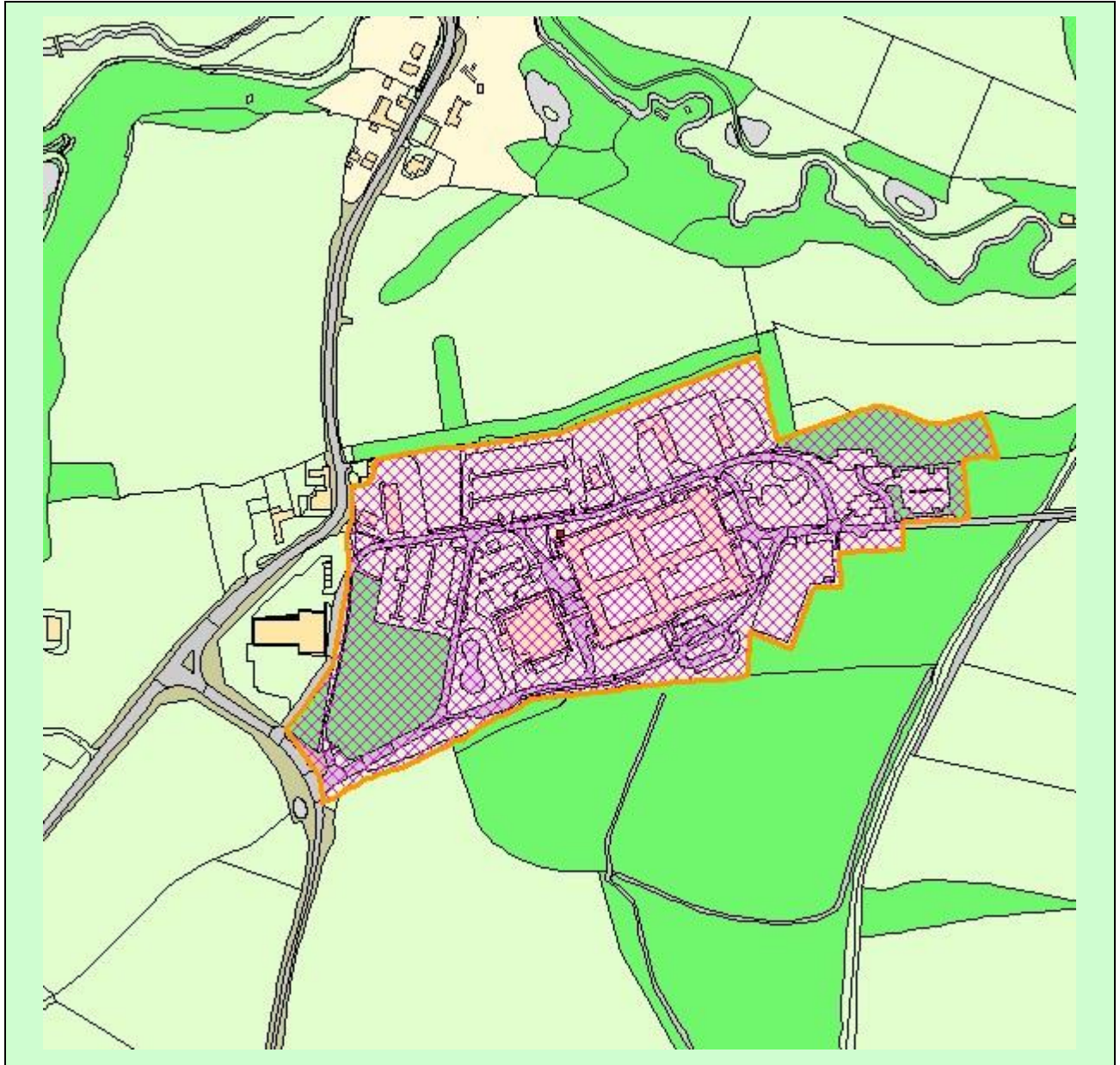
Appendices

1. Site Location
2. Site Layout Plan
3. Plans and documents referred to in consideration of this application

SDNPA Consultees Legal Services & Major Planning Projects and Performance Manager

Background Documents [All planning application plans, supporting documents, consultation and third party responses for SDNP/19/00913/FUL](#)
[National Planning Policy Framework 2019](#)
[South Downs Local Plan](#)
[Fernhurst Neighbourhood Plan](#)
[South Downs National Park Partnership Management Plan](#)

Site Location



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2020) (Not to scale).



Plans and Documents referred to in consideration of this application

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

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
186_WS_01_01		September 2019	24.01.2020	Site Location and Topographical Site Survey
186_WS_01_02		January 2020	24.01.2020	Site Plan_Basement/Ground Floor Plan
186_WS_01_03		January 2020	24.01.2020	Site Plan_Ground/First Floor Plan
186_WS_01_04		January 2020	24.01.2020	Site Plan_First/Second Floor Plan
186_WS_01_05		January 2020	24.01.2020	Site Plan_Second/Roof Plan
186_WS_01_06		January 2020	24.01.2020	Site Plan_Roof Plan
186_WS_01_07		January 2020	24.01.2020	Site Plan_Elevation Views
186_WS_01_08		January 2020	24.01.2020	Site Plan_Section Views
186_WS_01_09		January 2020	24.01.2020	Site Plan_Zone Setouts
186_WS_01_10		January 2020	24.01.2020	Site Plan_Basement Car Parking
186_WS_01_11		January 2020	24.01.2020	Site Plan_Ground Floor Car Parking
186_WS_01_13		January 2020	24.01.2020	Site Plan_Green Roofs
186_ZA_02_00		January 2020	24.01.2020	Zone A_Ground Floor Plan
186_ZA_02_01		January 2020	24.01.2020	Zone A_First Floor Plan
186_ZA_02_02		January 2020	24.01.2020	Zone A_Second Floor Plan
186_ZA_02_03		January 2020	24.01.2020	Zone A_Roof Plan

Agenda Item 07 Report PCI9/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
186_ZB_02_04		January 2020	24.01.2020	Zone B_Basement Floor Plan
186_ZB_02_05		January 2020	24.01.2020	Zone B_Ground Floor Plan
186_ZB_02_06		January 2020	24.01.2020	Zone B_First Floor Plan
186_ZB_02_07		January 2020	24.01.2020	Zone B_Second Floor Plan
186_ZB_02_08		January 2020	24.01.2020	Zone B_Roof Plan
186_ZC_02_09		January 2020	24.01.2020	Zone C_Ground Floor Plan
186_ZC_02_10		January 2020	24.01.2020	Zone C_First Floor Plan
186_ZC_02_11		January 2020	24.01.2020	Zone C_Second Floor Plan
186_ZC_02_12		January 2020	24.01.2020	Zone C_Roof Plan
186_ZD_02_13		January 2020	24.01.2020	Zone D_Basement Floor Plan
186_ZD_02_14		January 2020	24.01.2020	Zone D_Ground Floor Plan
186_ZD_02_15		January 2020	24.01.2020	Zone D_First Floor Plan
186_ZD_02_16		January 2020	24.01.2020	Zone D_Second Floor Plan
186_ZD_02_17		January 2020	24.01.2020	Zone D_Roof Plan
186_ZE_02_18		January 2020	24.01.2020	Zone E_Basement / Ground Floor Plan
186_ZE_02_19		January 2020	24.01.2020	Zone E_Ground / First Floor Plan
186_ZE_02_20		January 2020	24.01.2020	Zone E_First / Second Floor Plan

Agenda Item 07 Report PCI9/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
186_ZE_02_21		January 2020	24.01.2020	Zone E_Second / Roof plan
186_ZE_02_22		January 2020	24.01.2020	Zone E_Roof Plan
186_ZF_02_23		January 2020	24.01.2020	Zone F_Ground Floor Plan
186_ZF_02_24		January 2020	24.01.2020	Zone F_First Floor Plan
186_ZF_02_25		January 2020	24.01.2020	Zone F_Second Floor Plan
186_ZF_02_26		January 2020	24.01.2020	Zone F_Roof Plan
186_WS_04_01		September 2019	24.01.2020	Whole Site_North & East Elevations
186_WS_04_02		September 2019	24.01.2020	Whole Site_South & West Elevations
186_ZA_04_03		September 2019	24.01.2020	Zone A_Elevations
186_ZB_04_04		September 2019	24.01.2020	Zone B_Elevations
186_ZC_04_05		September 2019	24.01.2020	Zone C_Elevations
186_ZD_04_06		September 2019	24.01.2020	Zone D_Elevations
186_ZE_04_07		September 2019	24.01.2020	Zone E_Elevations
186_ZF_04_08		September 2019	24.01.2020	Zone F_Elevations
186_WS_05_01		September 2019	24.01.2020	Site Sections A, B & C
186_WS_05_02		September 2019	24.01.2020	Site Sections D, E, F & G
186_WS_05_03		September 2019	24.01.2020	Site Sections H, I, J, K & L

Agenda Item 07 Report PCI9/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
186_WS_05_04		September 2019	24.01.2020	Site Sections M, N, O & P
186_WS_05_05		September 2019	24.01.2020	Site Section Q
186_WS_05_06		September 2019	24.01.2020	Site Sections R, S, T, U, V & W
186_WS_05_07		September 2019	24.01.2020	E-W Green Link Sections
186_WS_15_01		January 2020	24.01.2020	Landscape Plan
186_WS_15_02		January 2020	24.01.2020	Illustrative Landscape Plan
186_A_02_01		September 2019	24.01.2020	House Type A_Plans
186_A_04_01		January 2020	24.01.2020	House Type A_Elevations & Cross Sections
186_AI_02_01		September 2019	24.01.2020	House Type AI_Plans
186_AI_04_01		January 2020	24.01.2020	House Type AI_Elevations & Cross Sections
186_Ax_02_01		September 2019	24.01.2020	House Type Ax_Plans
186_Ax_04_01		January 2020	24.01.2020	House Type Ax_Elevations & Cross Sections
186_Ay_02_01		September 2019	24.01.2020	House Type Ay_Plans
186_Ay_04_01		January 2020	24.01.2020	House Type Ay_Elevations & Cross Sections
186_Az_02_01		September 2019	24.01.2020	House Type Az_Plans
186_Az_04_01		January 2020	24.01.2020	House Type Az_Elevations & Cross Sections
186_B_02_01		September 2019	24.01.2020	House Type B_Plans

Agenda Item 07 Report PCI9/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
186_B_04_01		January 2020	24.01.2020	House Type B_Elevations & Cross Sections
186_Bx_02_01		September 2019	24.01.2020	House Type Bx_Plans
186_Bx_04_01		January 2020	24.01.2020	House Type Bx_Elevations & Cross Sections
186_By_02_01		September 2019	24.01.2020	House Type By_Plans
186_By_04_01		January 2020	24.01.2020	House Type By_Elevations & Cross Sections
186_Bz_02_01		September 2019	24.01.2020	House Type Bz_Plans
186_Bz_04_01		January 2020	24.01.2020	House Type Bz_Elevations & Cross Sections
186_C_02_01		January 2020	24.01.2020	House Type C_Plans
186_C_04_01		January 2020	24.01.2020	House Type C_Elevations & Cross Sections
186_Cx_02_01		January 2020	24.01.2020	House Type Cx_Plans
186_Cx_04_01		January 2020	24.01.2020	House Type Cx_Elevations & Cross Sections
186_Cy_02_01		January 2020	24.01.2020	House Type Cy_Plans
186_Cy_04_01		January 2020	24.01.2020	House Type Cy_Elevations & Cross Sections
186_D_02_01		September 2019	24.01.2020	House Type D_Plans
186_D_04_01		January 2020	24.01.2020	House Type D_Elevations & Cross Sections
186_Dx_02_01		September 2019	24.01.2020	House Type Dx_Plans
186_Dx_04_01		January 2020	24.01.2020	House Type Dx_Elevations & Cross Sections

Agenda Item 07 Report PC19/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
186_Dy_02_01		September 2019	24.01.2020	House Type Dy_Plans
186_Dy_04_01		January 2020	24.01.2020	House Type Dy_Elevations & Cross Sections
186_E_02_01		September 2019	24.01.2020	House Type E_Plans
186_E_04_01		January 2020	24.01.2020	House Type E_Elevations & Cross Sections
186_F_02_01		January 2020	24.01.2020	Block F_Plans
186_F_04_01		September 2019	24.01.2020	Block F_Elevations
186_F_05_01		September 2019	24.01.2020	Block F_Cross Sections
186_G_02_01		September 2019	24.01.2020	Block G_Ground & First Floor Plan
186_G_02_02		September 2019	24.01.2020	Block G_Second Floor & Roof Plan
186_G_04_01		September 2019	24.01.2020	Block G_Elevations
186_G_05_01		September 2019	24.01.2020	Block G_Cross Sections
186_GI_02_01		September 2019	24.01.2020	Block GI_Ground & First Floor Plan
186_GI_02_02		September 2019	24.01.2020	Block GI_Second Floor & Roof Plan
186_GI_04_01		September 2019	24.01.2020	Block GI_Elevations
186_GI_05_01		September 2019	24.01.2020	Block GI_Cross Sections
186_G2_02_01		September 2019	24.01.2020	Block G2_Ground & First Floor Plan
186_G2_02_02		September 2019	24.01.2020	Block G2_Second Floor & Roof Plan

Agenda Item 07 Report PCI9/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
186_G2_04_01		September 2019	24.01.2020	Block G2_Elevations
186_G2_05_01		September 2019	24.01.2020	Block G2_Cross Sections
186_G3_02_01		September 2019	24.01.2020	Block G3_Ground Floor Plan
186_G3_02_02		September 2019	24.01.2020	Block G3_First Floor Plan
186_G3_02_03		September 2019	24.01.2020	Block G3_Second Floor Plan
186_G3_02_04		January 2020	24.01.2020	Block G3_Roof Plan
186_G3_04_01		September 2019	24.01.2020	Block G3_Elevations_01
186_G3_04_02		September 2019	24.01.2020	Block G3_Elevations_02
186_G3_05_01		September 2019	24.01.2020	Block G3_Cross Sections
186_H_02_01		September 2019	24.01.2020	Block H_Ground Floor Plan
186_H_02_02		September 2019	24.01.2020	Block H_First Floor Plan
186_H_02_03		September 2019	24.01.2020	Block H_Second Floor Plan
186_H_02_04		September 2019	24.01.2020	Block H_Roof Plan
186_H_04_01		September 2019	24.01.2020	Block H_Front & Rear Elevations
186_H_04_02		September 2019	24.01.2020	Block H_Side Elevations
186_H_05_01		September 2019	24.01.2020	Block H_Cross Sections
186_I_02_01		September 2019	24.01.2020	Block I_Ground & First Floor Plan

Agenda Item 07 Report PC19/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
186_I_02_02		January 2020	24.01.2020	Block I_Second Floor & Roof Plan
186_I_04_01		September 2019	24.01.2020	Block I_Elevations
186_I_05_01		September 2019	24.01.2020	Block I_Cross Sections
186_J1_02_01		September 2019	24.01.2020	Block J1_Plans
186_J1_04_01		September 2019	24.01.2020	Block J1_Elevations
186_J1_05_01		September 2019	24.01.2020	Block J1_Cross Sections
186_J2_02_01		September 2019	24.01.2020	Block J2_Plans
186_J2_04_01		September 2019	24.01.2020	Block J2_Elevations
186_J2_05_01		September 2019	24.01.2020	Block J2_Cross Sections
186_P_02_01		January 2020	24.01.2020	Pumping Station_Plans, Elevations & Sections
186_00_Accommodation Schedule		January 2020	24.01.2020	Accommodation Schedule
PHL-201	B		08.10.2019	Existing Highway Sections
PHL-202	A		08.10.2019	Proposed Bus Stop Improvements
SK-302	A		08.10.2019	Off-Site Footpath Survey
FPK-TF-00-00-DR-L-1001	05	17.01.2020	24.01.2020	Landscape Proposals - General Arrangement (Sheet 1)
FPK-TF-00-00-DR-L-1002	05	17.01.2020	24.01.2020	Landscape Proposals - General Arrangement (Sheet 2)
FPK-TF-00-00-DR-L-1003	05	17.01.2020	24.01.2020	Landscape Proposals - General Arrangement (Sheet 3)
FPK-TF-00-00-DR-L-1004	05	17.01.2020	24.01.2020	Landscape Proposals - General Arrangement (Sheet 4)

Agenda Item 07 Report PCI9/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
FPK-TF-00-00-DR-L-1005	05	17.01.2020	24.01.2020	Landscape Proposals - General Arrangement (Sheet 5)
FPK-TF-00-00-DR-L-1006	05	17.01.2020	24.01.2020	Landscape Proposals - General Arrangement (Sheet 6)
FPK-TF-00-00-DR-L-1100	05	17.01.2020	24.01.2020	Landscape Masterplan
FPK-TF-00-00-DR-L-5001	01		08.10.2019	Attenuation Basin Sections
FPK-TF-00-00-SP-L-7100	02	17.01.2020	24.01.2020	Landscape Proposals - Planting Specification
PDL-002	B	13.01.2020	24.01.2020	Potential SuDS Arrangement Plan
Figure 1b		22.01.2020	24.01.2020	Bat Mitigation Detail Plan
Figure 1a		22.01.2020	24.01.2020	Bat Mitigation Overview Plan
			24.01.2020	Access to existing footpaths - plan
			24.01.2020	Existing Adopted Highway - plan extract
			26.02.2019	Environmental Statement Volume 01: Non-technical Summary
			26.02.2019	Environmental Statement Volume 02: Main Report
			26.02.2019	Environmental Statement Volume 03: Appendices
			24.01.2020	Addendum to Environmental Statement Volume 2 - Main Report and Figures - Chapter 10 - Biodiversity
			08.10.2019	Addendum to Environmental Statement Volume 03: Appendix 8 (Travel Plan), dated July 2019 (produced by AWP)
			08.10.2019	Addendum to Environmental Statement Volume 03: Appendix 10 (Ecology), dated September 2019 (produced by AAe Environmental Consultants)

Agenda Item 07 Report PCI9/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
			24.01.2020	Addendum to Environmental Statement Volume 03: Appendix 10.7 - Dormouse Survey Report dated January 2020 (produced by AAe Environmental Consultants)
			08.10.2019	Addendum to Environmental Statement Volume 03: Appendix 12.1 (Flood Risk Assessment), dated August 2019 (produced by AWP)
			08.10.2019	Covering Letter dated 8th October 2019 from Savills
			24.01.2020	Covering Letter (Part 1) dated 23rd January 2020 from Savills
			24.01.2020	Covering Letter (Part 2) dated 23rd January 2020 from Savills - Table with Responses
			26.02.2019	Design and Access Statement, dated February 2019 (produced by Plus Architecture)
			08.10.2019	Addendum to Design and Access Statement, dated October 2019 (produced by Plus Architecture)
			26.02.2019	Design and Access Statement – Landscape dated February 2019 (produced by Terrafirma)
			26.02.2019	Foul Sewerage and Utilities Assessment (incorporating Sustainable Water Strategy), dated January 2019 (produced by AWP)
			26.02.2019	Materials (produced by Plus Architecture)
			26.02.2019	Soils Management Plan, dated January 2019 (produced by AWP)
			08.10.2019	Lighting Strategy, dated September 2019 (produced by Design for Lighting)
			24.01.2020	Outline Ecological Mitigation Plan (Draft), dated January 2020

Agenda Item 07 Report PCI9/20-46 Appendix 3

Plans and Documents				
Drawing Reference	Version No.	Date on Plan	Date Received	Plan / Document Title
				(produced by AAe Environmental Consultants)
			24.01.2020	Overall Mitigation Strategy, dated 17 January 2020 (produced by AWP)
			27.02.2020	Fernhurst Park Biodiversity Metric
			02.03.2020	AWP Technical Note – Proposed Redevelopment of Fernhurst Park, Car Parking & Car Park Management Plan (dated 27 th February 2020, produced by AWP)

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