

Report to	Planning Committee
Date	13 August 2020
By	Director of Planning
Local Authority	Horsham District Council
Application Number	SDNP/19/05270/OUT
Applicant	Mr James Thorns
Application	Outline planning application with all matters reserved for a development of up to seven units of various sizes. Demolition of the existing dwelling, swimming pool building and garages.
Address	Pickwick, Turnpike Road, Amberley, BN18 9LX

Recommendation:

- 1) That planning permission be granted subject to the conditions set out in paragraph 10.1 of the report and a legal agreement to secure two affordable dwellings;**
 - 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress not made within 6 months of the Planning Committee meeting of 13 August 2020.**
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Executive Summary

The application site is located on the southern edge of Amberley within the defined settlement boundary and has an existing residential use, being occupied by a single dwelling and associated ancillary outbuildings including garages and indoor swimming pool.

Outline planning permission, with all matters reserved, is sought for the demolition of the existing buildings and the provision of up to seven new dwellings. Heads of Terms have been agreed for a legal agreement to secure a policy compliant level and tenure of affordable housing.

Whilst access is a reserved matter, vehicular access could in principle be acceptably achieved via the existing access off Turnpike Road. It is also considered that the proposal is capable in principle of achieving the relevant policy requirements in regard to design and landscape, ecology, dark night skies, drainage, parking and impacts upon neighbouring amenity via a future reserved matter(s) application.

The application is placed before Members as the site is in a sensitive edge-of-settlement location and would be a relatively significant development within Amberley village.

I. Site Description

- I.1** The site relates to a 0.3ha parcel of land on the southern edge of Amberley village, currently accessed directly off the B2139 (Turnpike Road.) The site, alongside the existing development at Strawberry Villas and allocation site immediately to the north, is somewhat separated from the main part of the settlement which lies mainly to the north.
- I.2** The existing large dwelling on the site is of modern brick construction of no particular architectural merit. There are a number of single storey outbuildings, comprising a brick swimming pool block, a brick garage building, a single storey timber office building and refuse

storage. A watercourse flows along the eastern boundary of the site, and the northern, western and southern boundaries are defined by large conifer trees. The garden area is overgrown.

- 1.3 The field immediately to the north is allocated for housing through the Amberley Neighbourhood Plan (2017) and planning permission was recently granted for 14No dwellings under SDNP/19/04886/FUL. Immediately to the west is a detached dwelling (Downsland) and there is a small, 12-unit rural exception scheme at Newland Gardens to the north west. There is a public footpath (No 3708) linking Newland Gardens with the village to the north and west, however the application site has no pedestrian access to this footpath or to the playing field to the east, and there is no pedestrian access along Turnpike Road.
- 1.4 The site is within 300m (at its closest point) of Amberley Wildbrooks Site of Special Scientific Interest (SSSI) and the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar wetland site, and within 12km of The Mens SAC. The site is located within the Dark Skies Intrinsic Zone of Darkness (E1a), which is classified as 'dark sky.'

2. Relevant Planning History

- 2.1 The following planning history is relevant to the application site:

- SDNP/19/00304/FUL. Redevelopment and conversion of Pickwick to form 4 dwelling houses and one new dwelling house in the curtilage. Withdrawn 09.04.2019
- SDNP/19/02698/OUT Demolition of the existing building and outbuildings and replacing with 9 new dwellings in a mixture of detached, semi-detached and terrace design. Refused 11.10.2019 for the following reasons:

The reasons for refusal were:

- 1) The quantum of development proposed, which has not been demonstrably informed by any assessment of landscape capacity, would result in a form of development that is harmful to the landscape character of the area and negatively impact views in to the settlement from the South Downs Way. The proposal therefore fails to meet the National Park's First Purpose, policies SD4, SD5, SD6 and SD25 of the South Downs Local Plan (2014-33), policies EN1, EN2, HD2, HD4 and HD6 of the Amberley NDP (2017) and the National Planning Policy Framework (2019).
- 2) In the absence of a completed legal agreement, the proposals fail to secure a level, mix and tenure of onsite affordable housing that would accord with policy SD26 and SD28. The proposal is therefore contrary to policies SD26 and SD28 of the South Downs Local Plan (2014-33).
- 3) Insufficient evidence has been provided to demonstrate that the development would not impact habitats or species, or that this could be adequately mitigated for. The proposal is therefore contrary to policy HD6 of the Amberley Neighbourhood Development Plan (2017), SD9 of the South Downs Local Plan (2014-33), the National Planning Policy Framework (2019) and the First Purpose of the National Park.
- 4) Insufficient information has been provided to demonstrate that the development would not have an unacceptable impact on highway safety, or that highway safety could be protected and enhanced. The proposal is therefore contrary to policy GA4 of the Amberley Neighbourhood Development Plan (2017), SD21 of the South Downs Local Plan (2014-33), and the National Planning Policy Framework (2019).

2.2 The following planning history relates to the adjacent site immediately north allocated for a minimum of six dwellings under HD5 of the Amberley Neighbourhood Development Plan (2017)

- SDNP/19/04886/FUL Resubmission of planning application SDNP/18/05657/FUL for the development of 14 new residential dwellings consisting 2No. one bedroom and 3No. two bedroom apartments, 1No. two bedroom, 5 No. three bedroom, and 3 No. four bedroom dwellings; ecological corridors and landscape buffer, open space and landscaping. Approved by Committee 24.04.2020

2.3 The following planning history relates to the adjacent rural exception site at Strawberry Villas:

- DC/08/0847 Erection of 4 x 1 bed, 4 x 2 bed and 4 x 3 bed (total 12) affordable homes and apartments. Approved 11.06.2008.

3. **Proposal**

3.1 The proposal initially sought the provision of 'up to nine' dwellings, with indicative layout and elevations demonstrating how this could be achieved, which were the same plans submitted under the previously refused application SDNP/19/02698/OUT.

3.2 Following concerns raised by officers in regard to the quantum of development proposed, the proposal wording was revised during the course of the application to reduce the number of proposed dwellings to 'up to seven.' The submitted layout and elevations are indicative only. Although the final number of units would be determined at reserved matters stage, a s106 agreement has been drafted to secure two affordable units of an affordable rented tenure, based on a maximum of seven units being achieved.

4. **Consultations**

Initially submitted proposal (for 'up to nine units')

4.1 The following comments were received in response to the initial consultation on the proposal for 'up to nine dwellings:'

4.2 **Amberley Parish Council:** Objection. Comments:

- The site is not allocated for housing by the Amberley Neighbourhood Development Plan (NDP) and has not been assessed as a development site;
- Taking into account the recently approved development at Strawberry Villa and new dwelling at Drewitt's Farm, the requirement for new dwellings has already been met;
- The scale of development proposed disqualifies it from meeting the criteria for a windfall site under Policy HD6 of the NDP;
- Would constitute arbitrary subdivision of land contrary to criterion 4 of HD6;
- Constitutes major development by the main road at the entrance to the village when approaching from Storrington and will figure prominently in views from the Downs;
- There is no direct access to the Millennium Green, or to the village without walking along the main road;
- The Parish Council reserves comments on the style and mix of housing proposed, the access on to the B2139 and for emergency vehicles, and additional drainage required.

4.3 **Archaeology:** No objection, subject to conditions. Comments:

- An archaeological presence should be secured on site when groundworks are undertaken in areas located outside of the footprints of currently existing buildings.

4.4 **Design:** Objection. Comments:

- The submitted landscape assessment makes no attempt to inform the amount of development, or the siting and scale of buildings;

- The use of outline planning applications within a nationally designated landscape, especially where all matters are reserved, does not allow for evidenced-based quantum calculations which are an integral part of good design;
 - Appropriate development in a National Park requires a very high standard of assessment and a design process that meets criteria set out in National Guidance and Local Plan Policy SD5;
 - Further appraisal work and a design code to should be required to inform any subsequent Reserved Matters applications.
- 4.5 **Drainage:** No objection, subject to conditions.
- 4.6 **Ecology:** Objection. Comments:
- The preliminary ecological report states that the site has high/moderate potential for roosting bats. Emergence surveys are required, however have not been submitted;
 - Information provided in relation to other protected species (e.g. reptiles) is sufficient;
 - Support provision of a 5m wide wildlife meadow along the eastern boundary of the site and a 2m wide wildlife corridor along the northern, southern and western boundaries.
- 4.7 **Highway Authority:** No objection, subject to conditions. Comments:
- Access information has been previously requested at outline stage however has not been forth coming
 - The proposed access is supported in principle support the access, however would be subject to meeting required standards at Reserved Matters stage, and provision of:
 - Seven-day speed survey to show 85th percentile speeds in both directions
 - Scaled visibility plan in line with the 85th percentile speeds from a 2.4m setback within land under the control of the applicant;
 - access drawing detailing the access layout and width suitable for two cars to pass;
 - Refuse tracking diagrams
 - A suitable footway link to join the existing network at Newland Gardens with dropped kerbs and tactile paving and to link with the football field;
 - Stage I Road Safety Audit
- 4.8 **Landscape:** Objection. Comments:
- The capacity of the site needs improved landscape-evidence from which to base an achievable number, and unlikely the site has capacity for 9 units based upon the submitted layout;
 - It is clear the proposal has not been landscape-led and there insufficient understanding of the site and its context to generate a scheme which will conserve and enhance the National Park at this location.
 - The evidence presented in the LVIA has not been used to influence design choices made.
- 4.9 **Natural England:** No objection.
- 4.10 **Southern Water:** No objection, subject to condition.
- 4.11 **Tree Officer:** No objection.
- All four boundaries are screened with conifer hedging which is heavily overgrown and of no special merit;
 - The garden trees within the site have landscape value but are of low merit and in poor condition;
 - A semi-mature ash tree along the northern boundary is showing signs of ash dieback;
 - The large cider gum tree to the east of the site entrance has public amenity value. However, it is in close proximity to the public highway, nearing over-maturity and in poor structural condition, so unlikely it could be retained as part of the development.

Revised proposal (for 'up to seven units') and following submission of Bat Emergence Survey

- 4.12 Following revision of the proposal wording to reduce the number of dwellings to 'up to seven,' the following additional representations were received:
- 4.13 **Amberley Parish Council:** Objection (same comments/concerns raised as previously).
- 4.14 **Design:** No objection. Comments:
- If we are minded to accept the principle of developing the proposed developable area and up to seven dwellings is acceptable;
 - The design and amount of development would still need to be founded upon a proper understanding of the landscape;
 - Any reserved matters application should be accompanied by an appropriate landscape appraisal setting out how good design has been achieved using the ten characteristics set out in the National Design Guide;
 - The design principles (parameters) set out in any supporting information at Reserved Matters will be critical to the acceptability of any scheme.
- 4.15 **Ecology:** No objection, subject to conditions.
- The bat activity survey confirmed the main building is used by an individual common pipistrelle bat for roosting;
 - The development will result in the loss of roosts used by individual non-breeding bats;
 - Mitigation proposals has been provided to ensure bats would not be disturbed, killed or injured, together with new roosting opportunities
 - Provided these are implemented alongside a minimum 5m green corridor along the eastern boundary and a minimum 2m green corridor along the western, southern and northern boundaries (located outside the private garden curtilage) is provided, no concerns are raised.
- 4.16 **Highway Authority:** No objection. Comments:
- The reduction in the amount of units to up to 7 does not alter the LHA's comments issued on 5 March 2020.
- 5. Representations**
- 5.1 One letter of objection has been received (to both submitted and revised proposal), raising the following concerns:
- Removal of the conifers along the boundary would result in increased noise and visual impacts and have a significant adverse effect upon the occupant's quiet enjoyment of Downsland;
 - The trees provide carbon sequestration which is important given the proximity of the main road;
 - Removal of the trees appears to be for cosmetic reasons;
 - Lack of details of surface water drainage other than stating the existing water course will be used to dispose of surface water;
 - The field immediately to the north and the northwest corner of the development site has standing water after rainfall that does not readily drain away to the existing water course;
 - Any rise in [water] level would flood the garden and storage sheds of Downsland.
- 6. Planning Policy Context**
- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan is South Downs Local Plan (2014-33) and the Amberley Neighbourhood Development Plan (NDP) (2017). The relevant policies are set out in section 7 below.

National Park Purposes

- 6.2 The two statutory purposes of the SDNP designation are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
 - To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

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

National Planning Policy Framework (2019) and Circular 2010

- 6.3 The National Planning Policy Framework (NPPF) is considered holistically although the following sections are of particular relevance to the applications:
- Section 2: Achieving sustainable development
 - Section 12: Achieving well-designed places
 - Section 15: Conserving and enhancing the natural environment
 - Section 16: Conserving and enhancing the historic environment
- 6.4 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the revised National Planning Policy Framework (NPPF) issued in 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.
- 6.5 The development plan policies listed in Section 7 have been assessed for their compliance with the NPPF and are considered to be compliant with it.

The South Downs National Park Partnership Management Plan

- 6.6 The South Downs National Park Partnership Management Plan 2020-25 is a material consideration in the determination of the application. The following policies are of particular relevance:
- 1: Conserve and enhance natural beauty and special qualities of the landscape;
 - 3: Protect and enhance tranquillity and dark night skies;
 - 5: Conserve and enhance populations of priority species
 - 50: Housing and other development.

Statutory Requirements

- 6.7 The Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations) places a duty on planning authorities when determining applications that may affect international sites to determine the potential for likely significant effects. Where proposals are likely (without mitigation) to have significant effects on international sites, the planning authority is required to undertake an appropriate assessment in order to ascertain that there would not be adverse impacts on the integrity of the international site, and whether the proposal demonstrates that impacts would be avoided or adequately mitigated against.

7. Planning Policy

The Amberley Neighbourhood Development Plan (2017)

- 7.1 The Amberley Neighbourhood Development Plan (NDP) was adopted by the SDNPA on 15 June 2017 and also forms part of the Development Plan. The following policies are of particular relevance:
- EN1 Natural Environment
 - EN2 Landscape Character and Open Views

- EN3 Protection of Trees and Hedgerows
- EN4 Renewable and Low Carbon Energy
- EN6 Dark Night Skies
- EN7 Local Green Space
- FI4 Surface Water Management
- HD1 Settlement Boundary
- HD2 Quality of Design
- HD3 Housing Types, Sizes and Tenures
- HD4 Housing Density
- HD5 Housing Site Allocation
- HD6 Windfall Sites
- HD7 Outdoor Space
- HD8 Attention to Detail
- GA1 Footpath and Cycle Path Network
- GA2 Cycle ways and Pedestrian Footways
- GA3 Car Parking

The South Downs National Park Local Plan (2014-33)

7.2 The following policies of the South Downs Local Plan are of particular relevance:

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding Views
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD10: International Sites
- SD11: Trees, Woodland and Hedgerows
- SD16: Archaeology
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking Provision
- SD25: Development Strategy
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD28: Affordable Homes
- SD44: Telecommunications and Utilities Infrastructure
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy.

8. **Planning Assessment**

Principle of development

8.1 Outline planning applications seek to establish whether the general principles of a proposal would be acceptable before a fully detailed proposal is brought forward. Outline proposals may defer the determination of one or more 'reserved matters,' which may include access; appearance; landscaping; layout; and scale of development. In this instance, all matters are

reserved for later determination, however to approve the outline application the Authority must be satisfied in regard to the in-principle acceptability of the amount and type of development proposed; the ability to mitigate any ecological impacts; and whether safe access is achievable in principle.

- 8.2 The site falls within the settlement policy boundary of Amberley, which was adopted through the Amberley Neighbourhood Development Plan (2017) and carried through to the South Downs Local Plan (2019). Policies HD1 and SD25 support development proposals within settlement boundaries where these accord with other development plan policies; and providing they are of a scale and nature appropriate to the character and function of the settlement in its landscape context; make best use of suitable and available previously developed land in the settlement; and make efficient and appropriate use of land.
- 8.3 Policy SD26 requires a total of six dwellings to be provided in Amberley village, which has been met through allocation policy HD5 for a 'minimum of six dwellings.' Policy HD6 states that the scale of development must be appropriate to the size, character and role of the settlement and that land must be used 'effectively and comprehensively.'
- 8.4 The Parish Council has objected to the amount and scale of development due to the number of dwellings allocated to Amberley through SD26 having already been exceeded through permission SDNP/19/04886/FUL. Mention is also made of the development at Drewitts Farm, which has had a number of permissions for six dwellings since 2014.
- 8.5 Policy SD26 makes provision for the supply of 4,750 homes across the National Park for the Local Plan period (2014-33) through site allocation; the implementation of existing planning permissions; and the development of windfall sites. Under SD26, Amberley is required to allocate land for approximately six dwellings, which is secured through policy HD5 of the Amberley NDP (for a minimum of six), and permission for 14No dwellings on the site has now been granted under SDNP/19/04886/FUL. The permission at Drewitts Farm will have contributed to the calculation of the overall windfall allowance for the National Park. Although the amount of development provided in Amberley during the Local Plan period will be higher than that allocated to the settlement under SD26, it is important to note that settlement housing numbers are not capped. Paragraph 7.32 of the supporting text for policy SD26 makes it clear that windfall allowance is not attributable to particular settlements, and does not count towards settlement-specific housing provision figures. Policy HD6 does not set a limit on the amount of development that would be acceptable for a windfall site, however the supporting text refers to 'small residential developments on infill and brownfield sites.'
- 8.6 The Parish Council also raises concerns in regard to the subdivision of the site to provide smaller dwellings which is felt to be contrary to criterion 4 of HD6 which states that 'arbitrary subdivision of land or piecemeal development' is unacceptable.
- 8.7 There is no explanatory text setting out the reasoning behind criterion 4 of HD6; however, the usual purpose of such policy wording is to prevent circumvention of affordable housing thresholds, as set out in criterion 5 of Policy SD28. In this instance the replacement of the existing large dwelling would allow the provision of a mix of smaller dwellings better suited to meeting the projected future household needs for the National Park and local area, in line with policies HD3 and SD27 which seek the provision of smaller, predominantly 1-2 and 3 bedroom dwellings to address the identified local and wider National Park housing need. This is in line with the NPPF, which promotes an effective use of land especially if this would help to meet identified needs for housing where land supply is constrained, and supports the optimal use of each site's potential.
- 8.8 It is acknowledged that up to seven units would be a relatively significant number of new dwellings for a settlement the size of Amberley (identified in the Neighbourhood Development Plan as having a population of approximately 600, with 300 households.) However, the SDNPA Settlement Facilities Assessment scores Amberley as the 14th most sustainable settlement in the SDNP out of the 212 assessed. The village has a shop/post office and primary school, is within 16-30 minutes' walk from bus routes and less than 2km from Amberley Train Station. As such, the proposed development would be located in a

relatively sustainable location. However, it would need to be demonstrated at Reserved Matters stage that the final number of units would be sustainable in environmental and landscape terms i.e. it the scheme would need to be informed by appropriate landscape analysis of the site's unique constraints and opportunities (see paragraphs 8.13-8.16 below).

- 8.9 In summary, the provision of up to seven dwellings on the site is acceptable in principle, subject to a s106 to secure a policy-compliant amount and tenure of onsite affordable housing provision. Following negotiations with the applicant, the provision of one social rented unit and one affordable rented unit has been secured through the advancement of a s106 agreement, based on the scenario that seven units are approved at reserved matters, which would accord with policy SD28. Should a lesser amount of units be approved at reserved matters, the applicant could seek to modify the s106 agreement via a Deed of Modification.

Quantum of development and Landscape Capacity of the Site

- 8.10 Although appearance, layout, and scale are not matters for consideration at this outline stage, it is important to understand whether the site is capable in principle of supporting 'up to seven' dwellings.
- 8.11 Policies EN1, EN2, HD4 and HD6 of the Amberley NDP (2017) seek to ensure that new development does not detract from the National Park's visual qualities and essential characteristics or adversely impact on significant views; and is of a scale, design and density appropriate to its location to avoid harm to the established character and appearance of the local area. Policy HD2 states that Proposals for new development will be assessed against the established standards laid down in the Amberley Village Design Statement (2005). Planning guideline 11 of the Amberley VDS states that further development on the boundaries of the built up area should be restricted to smaller buildings to soften the transition to open ground and retain the 'soft edge' and uneven character of the existing settlement pattern.
- 8.12 Proposals must also comply with policies SD4, SD5 and SD25, which require the design of development to adopt a landscape-led approach in order to conserve and enhance existing landscape character features; and be of a scale and nature appropriate to the character and function of the settlement in its landscape context. Policy SD6 requires new development to preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park. Policy HD4 requires the density of new developments to be appropriate to its location by virtue of size, siting and relationship to existing properties.
- 8.13 Concerns are raised by the Parish Council that the proposal (of seven units) would be a prominent major development at the gateway to the village when approaching from Storrington and will feature prominently in views from the Downs.
- 8.14 Similar concerns are also raised by the Design and Landscape officers. The site is likely to have a relatively low capacity to receive development, being located in a sensitive, edge of settlement location, and is immediately visible from Turnpike Road on the approach to the village from Storrington, and other publically accessible sites and key viewpoints including from the South Downs Way. Although the application is supported by a retrospective Landscape and Visual Impact Assessment (LVIA), this document attempts to justify the nine units originally proposed without any analysis of landscape evidence to assess the site's capacity for development.
- 8.15 Notwithstanding, the Design officer is of the view that seven units could potentially be achieved on the site, although this would be entirely dependent on the size, scale and design of development brought forward at Reserved Matters. The consideration of housing density generally is not sufficiently refined to be useful for determining the landscape capacity of development sites in a National Park; however, it does provide an approximate indication of the amount of housing that could be delivered for example on allocation sites, subject to detailed landscape work being undertaken. In this instance, the site, together with the rural exception and allocation sites, would form a separate, edge-of-settlement development away from the main, denser village area, where lower densities would allow a more sensitive

transition from the open countryside. The red line area is 0.3ha, however with the required ecological buffers (see Ecology below), the developable area is approximately 0.25ha. The provision of seven dwellings on the site would therefore result in a development of approximately 29 dwellings per hectare (dph), which is a reasonably low figure. Until an appropriate level of landscape evidence analysis has been undertaken, the optimum quantum, form, layout, scale and appearance of development remain unknown.

- 8.16 It will therefore be critical to the acceptability of any Reserved Matters application for the final amount, design, scale and form of development proposed to be clearly and demonstrably supported by detailed landscape evidence and analysis, and appropriate understanding of the site's landscape constraints and opportunities.
- 8.17 In summary, the proposal for outline permission for 'up to seven' units is considered to be acceptable and allows sufficient flexibility for a policy-compliant amount of development to be brought forward at Reserved Matters. However, it would need to be clearly demonstrated at Reserved Matters, through an appropriate analysis of landscape evidence, that the final amount of development proposed in this sensitive, edge-of-settlement site would not result in unacceptable harm to the character of the area and wider landscape.

Ecology and Trees

- 8.18 Policies HD6, SD2, SD9 and SD11 support proposals that conserve and enhance biodiversity, trees and hedgerows; retain, protect and enhance features of biodiversity and supporting habitat, and identify and incorporate net gains for biodiversity. As the site falls within the 5km buffer of the Arun Valley Special Protection Area (SPA) and the 12km buffer of The Mens Special Area of Conservation (SAC) the application is also required under SD10 to be assessed under the Habitats Regulations in regard to adverse impacts on the integrity of the international sites, and whether the proposal demonstrates that impacts may be avoided or adequately mitigated against. For the Arun Valley SPA, this requires the site to be assessed for its suitability for wintering Bewick Swan; and for The Mens SAC, this requires the development to be assessed for its ability to impact on bats.
- 8.19 The Habitats Regulations Assessment (HRA) concludes that the proposal would not have an adverse effect on the integrity of the international sites on the basis of the avoidance and mitigation measures outlined. The site is not suitable habitat for Bewick Swan, and no Barbastelle or Bechstein bats were found on site, and likely significant effects are therefore ruled out. The development would result in the loss of a day roost used by an individual non-breeding bat, however acceptable mitigation proposals for this protected species are proposed including the provision of new roosting opportunities, and 2m green corridors along the site boundaries (outside private garden curtilage) to retain suitable foraging habitat. The County Ecologist has no objection to the proposals subject to conditions securing the proposed mitigation measures, and a scheme of biodiversity enhancements.
- 8.20 The Tree officer has advised that there are no trees on site that are worthy of retention, and that the large gum tree next to the access and public highway should not be retained due to its age and structural defects. Although the conifer hedging provides a screening function which is important in terms of breaking up views of the site from publically accessible viewpoints, it is of limited ecological value and its removal and replacement with native species would be positive in both landscape character and ecological terms. The enhancements recommended by the submitted Ecological appraisal include the planting of species-rich native hedging to the boundary of the site, and the enhancement of habitat corridor areas along the boundaries with scattered native trees.
- 8.21 The minimum 5m buffer alongside the watercourse is required for both ecological and flood risk/drainage reasons. As this and the 2m ecological buffers along the remaining boundaries would be outside private curtilage, it is considered appropriate to secure the ongoing landscape and ecological management of these areas via a suitably worded condition.

Access and parking

- 8.22 Policy GA4 of the Amberley NDP states that Proposals for development which would enable or assist with traffic calming/improved safety along the B2139 (Turnpike Road) will be

supported. Policy SD21 states that proposals will be permitted provided that they protect and enhance highway safety.

- 8.23 The submitted plans indicate that the existing access from Turnpike Road would be used to access the site. This is currently just within the 40mph speed zone, although the applicant understands that the Parish Council are seeking to extend the 40mph zone some 100m westwards.
- 8.24 The WSCC Highway Authority has advised, as on the previous application, that given the access point; the context of the road network and traffic speeds in this location, further information including traffic and speed surveys would be required to justify the proposed visibility splays of 12m in both directions. A road safety audit would also be required to assess the provision of a footway along Turnpike Road, and a footway to link the site to the playing field to the west. Subject to this information being provided at Reserved Matters stage, and it being demonstrated that safe and suitable access can be achieved, the Highway Authority has no objection in principle to the use of this access.
- 8.25 It is likely that the access would need to be widened to provide an appropriate visibility splay and to allow two vehicles to exit and enter the site at the same time, which could have impacts on the mature trees either side of the existing access, and associated habitat. Officers also have concerns that retaining a single access on to Turnpike Road would effectively isolate the development from the rest of the settlement, including the allocation site to the north. The resultant scheme would function as a disconnected pocket of development, cut off from the village and neighbouring sites. It would therefore be preferable to connect vehicular access for the site with the allocation site to the north, thereby sharing the existing Newland Gardens road, the junction of which with Turnpike Road has good visibility further into the 40mph zone. However, this is more an issue of amenity and landscape character impact, depending on the extent of the visibility splay required for the currently proposed option onto Turnpike Road, and not a matter of highway safety. As access is a reserved matter, sufficient information to overcome the above highways and amenity concerns would need to be provided at Reserved Matters stage.

Other Matters

- 8.26 The site is currently disconnected from the settlement, and there are clear opportunities for improving permeability. The access as proposed currently fails to indicate any pedestrian links with the adjacent playing field or the Millennium Green; the public footpath leading to the village school; or nearby existing and proposed development. As such any scheme would be effectively disconnected from the rest of the settlement, and occupants would predominantly rely on the use of private vehicles for even short journeys. To address this, WSCC Highway Authority require a pedestrian access scheme to be brought forward at Reserved Matters.
- 8.27 The site is considered to be at low risk from surface and groundwater flooding. The submitted details indicate that surface water drainage would be dealt with using permeable surfaces, soakaways and the adjoining water course. It is unclear whether the topography of the site or direction of water flow would allow surface water drainage to drain to the water course, in which alternative means for achieving sustainable drainage on the site will need to be addressed at Reserved Matters.
- 8.28 The County Archaeologist has advised that the site is located in an area of good archaeological potential and an archaeological presence should be secured on site when groundworks are undertaken on areas of the site outside the footprints of existing buildings.
- 8.29 There would be an increase in traffic levels, and temporary noise and disturbance during the construction phase, however this is not considered to significantly impact neighbour amenity. The location of the dwellings would be unlikely to cause significant harm from overlooking towards neighbouring properties, and any replacement planting of the coniferous borders could include larger tree and hedge specimens. No concerns have been raised in regard to noise or disturbance as a result of development.

- 8.30 It is considered that the above matters could be dealt with by means of suitably worded planning conditions to secure satisfactory details at reserved matters stage under consideration of access, layout and landscaping.

Community Infrastructure Levy

- 8.31 The market housing element of the development would be liable for a CIL contribution of £200 (plus indexation from 2017) per sqm. Affordable housing is exempted from CIL.

9. Conclusion

- 9.1 Given the above it is considered that the proposal is broadly in accordance with the Development Plan and there are no overriding material considerations to otherwise indicate that outline permission should not be granted. It is therefore recommended that planning permission is granted subject to conditions and a legal agreement to secure two affordable dwellings of a policy compliant tenure.

10. Reason for Recommendation

- 10.1 The application is recommended for approval subject to the following conditions and a legal agreement to secure two affordable dwellings of a policy compliant tenure. If the legal agreement is not completed or sufficient progress been made within 6 months of the Planning Committee meeting of 13 August 2020, it is recommended that authority be delegated to the Director of Planning to refuse the application.

1. The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application to the Local Planning Authority for the approval of the following matters shall be made not later than the expiration of 2 years from the date of this permission:

- i) Access;
- ii) Layout;
- iii) Scale;
- iv) Appearance; and
- v) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. The development permitted shall be begun either before the expiration of five years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

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

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

4. From the date of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order amending or revoking and re-enacting this Order, no further buildings, structures or means of enclosure shall be erected or installed at the site without prior planning permission from the Local Planning Authority.

Reason: In the interests of amenity, and to prevent unsustainable development that would not comply with planning policy.

Construction

5. No works pursuant to this permission shall commence until plans and cross sections of the existing and proposed ground levels of the development, site boundaries and

finished floor levels in relation to a nearby datum point (above Ordnance datum) have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in full accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

6. No works pursuant to this permission, including any works of demolition, shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- i) An indicative programme for carrying out the works;
 - ii) The anticipated number, frequency and types of vehicles used during construction;
 - iii) The method of access and routing of vehicles during construction;
 - iv) The parking of vehicles by site operatives and visitors;
 - v) The loading and unloading of plant, materials and waste;
 - vi) The storage of plant and materials used in construction of the development;
 - vii) The erection and maintenance of security hoarding;
 - viii) No burning of construction materials on site;
 - ix) 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);
 - x) 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;
 - xi) No work to be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work to be undertaken on Sundays, Bank and Public Holidays;
 - xii) Details of any flood lighting, including location, height, type and direction;
 - xiii) Measures to control the emission of dust and dirt during demolition/construction;
 - xiv) A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - xv) A method to record the quantity of recovered material (re-used on site or off site);
 - xvi) Details of public engagement both prior to and during the construction works.

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

7. No works pursuant to this permission shall commence until 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 areas including levels (or contours) to be formed, and the nature of material, showing the relationship of proposed mounding to existing vegetation and surrounding landform. 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.

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

Reason: To safeguard the landscape character of the site.

Design and Materials

9. The appearance particulars to be submitted in accordance with Condition I shall include a Design Code demonstrably informed by an assessment of local landscape character, to be submitted to, and approved in writing, by the Local Planning Authority. The design code shall provide further details on matters such as character areas, street hierarchy, building typologies and heights, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. Thereafter the development shall be carried out in full accordance with the approved design code.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development.

10. The appearance particulars to be submitted in accordance with Condition I shall include a schedule of architectural details, materials and finishes and, where so required, samples of such materials and finishes, to be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, but not be limited to:

- i) Treatment of external walls, roofs, eaves;
- ii) Windows and doors (which shall be of timber construction) including glazing, head, sill, lintel and depth of reveal; and
- iii) Rainwater goods and fascias.

Thereafter the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To achieve an appropriate form of development in the interests of the character and appearance of the area, and the quality of the development.

11. The landscaping and layout particulars to be submitted in accordance with Condition I shall include a detailed scheme of hard and soft landscaping works, which shall be submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in accordance with the approved development. The scheme shall include details of:

- i) Proposed planting plans and strategy, including written specifications, cultivation and other operations associated with plant, grass, shrub and replacement tree establishment; schedules of plants and trees (achieving where possible closed canopies along the green corridor through the site) noting species, sizes; and proposed numbers/densities where appropriate;
- ii) Tree guards, staking and tree-pit construction;
- iii) Climbers for northern building elevations (to improve thermal efficiency and provide habitat);
- iv) The provision of a 5m buffer on the western boundary alongside the watercourse, and 2m ecological buffers along the northern, eastern and southern boundaries;
- v) Location, height and materials/construction technique for all boundary treatments and other built means of enclosure (including gates and setbacks) to property frontages, the 5m watercourse buffer along the eastern boundary and the 2m site boundary buffers on the northern, western and southern boundaries);
- vi) Retained areas of grassland cover, scrub, hedgerow, and trees;
- vii) Treatment of 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;
- viii) Above ground rainwater harvesting solutions and rain gardens;
- ix) Ancillary structures (including cycle and refuse storage to the rear of dwellings);
- x) Electric vehicle charging points;
- xi) A timetable for implementation of the soft and hard landscaping works.

- xii) A schedule of landscape maintenance for a minimum period of 5 years to include details of the arrangements for its implementation.

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

All soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the building, or the completion of the development, whichever is the sooner. All shrub and tree 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 the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties.

12. The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include a Landscape Management Plan covering areas outside of private ownership including shared public space, access roads, pathways and landscaping, which shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens. The landscape management plan shall thereafter be implemented in full prior to the first occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the long term maintenance of the landscaping scheme, which will contribute to the setting of the development and the surrounding character and appearance of the area.

13. No works pursuant to this permission shall commence until a design stage construction report (in the form of design stage SAP data; a BRE water calculator; product specifications; and building design details, layout or landscape plans), has been submitted to, and approved in writing, by the Local Planning Authority. The report shall demonstrate that:
- i) Each dwelling has reduced predicted CO₂ emissions by at least 19% due to energy efficiency and a further 20% due to on site renewable energy compared with the maximum allowed by building regulations;
 - ii) Predicted water consumption no more than 110 litres/person/day;
 - iii) Evidence demonstrating sustainable drainage and adaptation to climate change;
 - iv) Sustainable, locally sourced materials (including plastic-free windows and doors).

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 contributes to the management of the effects of climate change.

14. Prior to the first occupation of the dwellings hereby permitted, a refuse storage and management strategy, incorporating collection for recyclables and private garden compost, shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be undertaken in full accordance with the agreed strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard against an unacceptable impact upon amenity.

Archaeology

15. No works pursuant to this permission shall commence until a Written Scheme of Investigation to secure the implementation of a programme of archaeological assessment has been submitted to and approved in writing by the Local Planning

Authority. The assessment should take the form of trial trenches located across the proposed area of housing, access roads and service trenches to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.

Thereafter the provisions of the scheme shall be carried out in full accordance with the approved programme.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.

16. No works pursuant to this permission shall commence until a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with the approved Written Scheme of Investigation required under Condition 15, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the mitigation provisions shall be carried out in full accordance with the approved programme.

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

17. On completion of all archaeological fieldwork as set out in the approved Written Scheme of Investigation and mitigation programme under Conditions 15 and 16 a report setting out and securing any post-excavation assessment, specialist analysis and reports, publication and public engagement as appropriate shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the post-excavation assessment shall be carried out in full accordance with the approved report.

Reason: To contribute to our knowledge and understanding of the past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

Drainage

18. No works pursuant to this permission shall commence until details of the proposed foul drainage and means of disposal, including on and/or off site works, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved designs.

Reason: To ensure satisfactory provision of foul water drainage.

19. Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement 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.

20. No works pursuant to this permission shall commence until details of the proposed surface water drainage and means of disposal, including on and/or off site works, have been submitted to and approved in writing by the Local Planning Authority.

All works shall be undertaken in full accordance with the LPA agreed detailed surface water drainage designs and calculations for the site, based on sustainable drainage (SuDS) principles. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100-year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event.

The maintenance and management of the SuDS system should be set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority.

Reason: To ensure satisfactory provision of surface water drainage.

21. Prior to development above slab level, details of vegetative and capture-at-source solutions for the management of surface water shall be submitted to and approved by the Local Planning Authority.

These shall include, but not be limited to provision of:

- i) Rainwater gardens (to include any planted areas in front of buildings);
- ii) Water butts.

The details shall be implemented and maintained as approved in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To manage and mitigate surface water run-off and the risk of flooding.

Ecology and Trees

22. Development shall proceed in accordance with the measures set out in Sections 5.0 'Assessment of Effects and Mitigation of the Ecological Impact Assessment by Lizard Landscape Design and Ecology (July 2020), unless varied by a European Protected Species (EPS) license issued by Natural England and agreed in writing by the Local Planning Authority. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.

Reason: to ensure the favourable conservation status of bats.

23. No works pursuant to this permission shall commence until a detailed scheme of biodiversity enhancements to be incorporated into the development and the green corridors along the boundaries, in line with measures in Section 6.0 of the Ecological Assessment (Lizard, July 2020) shall be submitted to, and approved in writing by the Local Planning Authority, and thereafter implemented in full as approved. The details shall include the locations and specifications of such features, a timescale for their provision, and details of any future management responsibilities. The details shall be implemented and maintained as approved in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of biodiversity and to provide sufficient ecological mitigation and enhancements.

24. Prior to development above slab level, a Landscape and Ecological Management Plan (LEMP) covering the watercourse and ecological boundary buffer zones, shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:
- a) A description, plan and evaluation of landscape and ecological features to be managed including the watercourse, banks, grassland and hedgerows;
 - b) Measures setting out how the development will:
 - i) Conserve water resources and improve water quality;
 - ii) Protect and provide more, better and joined up natural habitats;
 - iii) Improve the National Park's resilience to, and mitigation of, climate change;
 - iv) Increase the ability to store carbon;
 - v) Conserve and enhance soils.
 - c) Detailed working methodologies for installation and maintenance of pathways and boundary treatments within/adjacent to the watercourse buffer area;
 - d) Ecological trends and constraints on site that might influence management;
 - e) Details of future management of both areas for habitats and species, including details of management responsibility;

- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) A scheme of ongoing monitoring, and remedial measures where appropriate;
- h) Details of any legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer in partnership with any management body(ies) responsible for its delivery.

The approved LEMP will be implemented in full accordance with the approved details, unless otherwise agreed by the Local Planning Authority. Where deemed necessary by the Local Planning Authority shall include contingencies and/or remedial action to be further agreed and implemented where the results from monitoring show that conservation aims and objectives of the LEMP are not being met.

Reason: To achieve an appropriate landscaping scheme which will contribute to the setting of the development and the surrounding character and appearance of the area, and secure ecological mitigation measures and biodiversity net gain.

Lighting and Dark Night Skies

25. Prior to development above slab level, a scheme of external lighting to be installed at the site shall be submitted to, and approved in writing by the Local Planning Authority. The lighting shall:

- i) Comply with the guidance set out in the SDNPA's Dark Night Skies Technical Advice Note;
- ii) Be designed to minimise impacts on wildlife, particularly along the ecological buffers on the southern, eastern and northern boundaries.

The lighting shall be installed, maintained and operated in full accordance with the approved details, and no other external lighting shall be installed anywhere within the site, unless otherwise approved in writing by the Local Planning Authority.

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

26. Prior to first occupation of the development hereby permitted, details of timed black-out blinds to be affixed to any rooflight(s) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and retained in full accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

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

Highways and parking

27. No works pursuant to this permission shall commence until appropriate visibility splays 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: In the interests of road safety.

28. No works pursuant to this permission shall commence until the access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

29. No works pursuant to this permission shall commence until a scheme of pedestrian access works has been submitted to agreed and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: In the interests of road safety.

30. Prior to the first occupation of the development hereby permitted, details of car parking and electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

31. Prior to the first occupation of the development hereby permitted, details of covered and secure cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Telecommunications

32. Prior to the first occupation of the development hereby permitted, details of how superfast broadband connection will be provided (or an equivalent alternative technology) and installed on an open access basis, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To provide satisfactory broadband connection for new dwellings.

Informatives

1. A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: www.southernwater.co.uk/developing-building/connection-charging-arrangements Building Control officers should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
2. The SDNPA encourages the use of locally sourced materials to support local character and distinctiveness, and to reduce the costs both financially and environmentally of transporting materials long distances. The applicant is recommended to undertake a resource mapping exercise for materials, starting within a 5km radius of their site, and then 10km, 25km.
3. If the development site includes a watercourse or water-dependent habitat, such as wet woodland or floodplain marsh, you must always seek to conserve and enhance these habitats and where possible provide new similar habitats.

Watercourses should be left with an appropriately sized, development-free buffer zone on both sides of the channel. Usually, a minimum of 5 metres on both sides of the watercourse will be required.

Riparian owners should seek to protect and enhance the watercourses on their land and carry out any Water Framework Directive actions in line with the South East River Basin District Management Plan.

11. Crime and Disorder Implication

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

12. Human Rights Implications

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

13. Equality Act 2010

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

14. Proactive Working

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

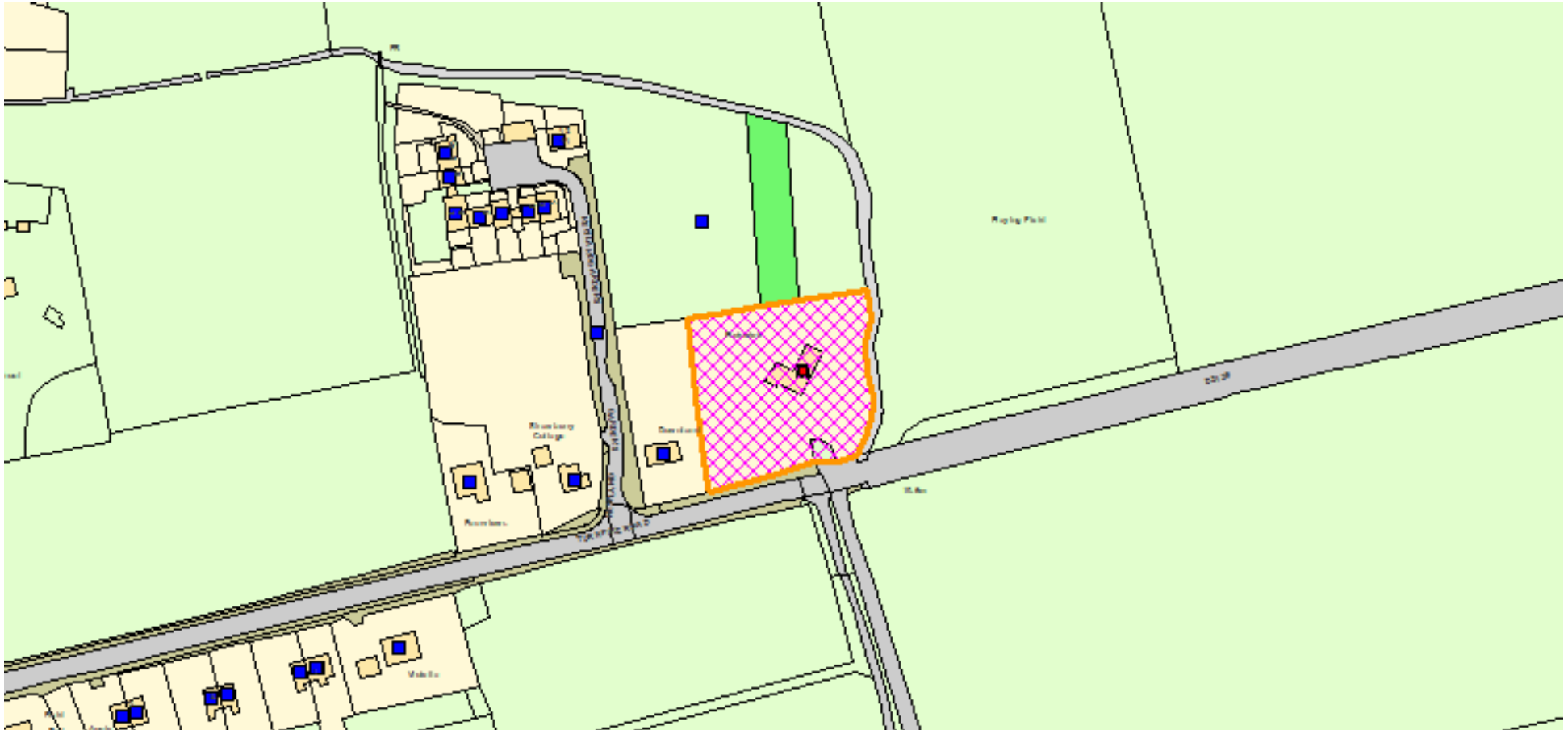
TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices I. Site Location Map
SDNPA Consultees Legal Services, Development Manager
Background [All planning application plans, supporting documents, consultation and third party responses](#)
Documents [Amberley Neighbourhood Plan \(2017\)](#)
[Amberley Village Design Statement \(2005\)](#)
[National Planning Policy Framework \(2019\)](#)
[Planning Portal \(Outline Permission\)](#)
[SDNPA Settlement Facilities Assessment \(2015\)](#)
[South Downs Local Plan \(2014-33\)](#)
[South Downs National Park Partnership Management Plan 2014](#)
[South Downs Integrated Landscape Character Assessment 2005 and 2011](#)

Agenda Item 08 Report PC20/21-07 Appendix I
Site Location Map



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