

Report to	Planning Committee
Date	10 September 2020
By	Director of Planning
Local Authority	East Hampshire District Council & Winchester City Council
Application Number	SDNP/19/05026/FUL
Applicant	Dr Naqvi
Application	Change of use of redundant care home and associated land to a residential use comprising 12 dwellings, access, parking, landscaping, repairs to heritage assets and associated works.
Address	Westbury House, West Meon Road, East Meon, Petersfield, Hampshire, GU32 1HY.

Recommendation: That planning permission be granted subject to:

- 1) The completion of a S106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the following:**
 - a) 6 dwellings of an affordable housing (intermediate) tenure with an appropriate mix of properties;**
 - b) A phased programme of works to restore the heritage assets on site; and**
 - c) Secure the permissive path through the site.**
 - The completion of a further bat survey and provision of a suitable policy compliant mitigation and enhancement strategy, to the satisfaction of the SDNPA, the consideration of which is delegated to the Director of Planning; and**
 - The submission of a revised car parking layout, to the satisfaction of the SDNPA, the consideration of which is delegated to the Director of Planning.**
 - The conditions, substantially in the form set out in paragraph 10.2 of this report along with any additional conditions, the form of which is delegated to the Director of Planning to address those mitigation matters that arise from the completion of a bat survey and strategy and revised car parking layout.**
 - 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:**
 - a) The S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 10th September 2020 Planning Committee meeting.**
 - b) A further bat survey and provision of a suitable policy compliant mitigation and enhancement strategy is not completed or sufficiently progressed within 6 months of the 10 September 2020 Planning Committee meeting.**
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Executive Summary

Westbury House is a large vacant property set within a parkland estate. It is an un-designated heritage asset and was previously used as a care home, which closed in 2016. Since then, it has been subject to thefts and vandalism which has led to significant water ingress and internal damage. The building is at a 'tipping point' in terms of its condition and whilst it is understood to be structurally sound much of its heritage value is in its internal fabric which has been compromised.

The application proposes its conversion into 12 dwellings, comprising of 2-5 bedroom properties. The smaller properties and 50% of the overall scheme would be affordable housing of an intermediate tenure. A new car parking area (on land previously used for informal parking) is proposed on the eastern side of the house.

There is a wealth of heritage and environmental assets within the grounds which are arguably more important than the house itself. The designated heritage assets have however fallen into disrepair with the ruins of a chapel included in the Heritage at Risk Register. Environmentally, the parkland has suffered from not being sufficiently maintained and there is the potential for it to be restored and enhanced. The proposal includes a package of proposals to conserve and enhance these assets.

The site is within designated countryside whereby the weight of planning policy is restrictive towards new open market dwellings. An exception to this would be where proposals conserve and enhance heritage assets through appropriate uses. In this instance a residential use would be an acceptable use for the building. The scale and design of the proposals are considered acceptable having had regard to the heritage significance of the building and its context.

The application is placed before the Planning Committee to consider the merits of this scheme in relation to the landscape and cultural heritage of the site and the issues it raises.

I. Site Description

- I.1 Westbury House is a substantial building which was largely re-built in 1904, following a fire. It originally was a single Georgian dwelling before becoming a boarding school and latterly a care home between 1982-2016. Its former uses resulted in various subdivisions and alterations but the larger original Edwardian rooms in the western end of the building remain. It is understood that as a care home it housed approximately 30 residents at any one time but had capacity for up to 70.
- I.2 The house is a non-designated heritage asset. Historic England have previously determined not to list it. Since 2016 its condition has drastically deteriorated following the theft of lead roof materials and vandalism which has led to significant water ingress. As a result, much of its internal fabric and features are compromised or appear to already be beyond repair. It is, nonetheless, still structurally sound.
- I.3 The house is situated at the northern part of its wider 35ha estate, situated between East Meon and West Meon. The immediate surrounds of the house and parkland was designed by Charles Bridgeman, an 18th Century royal garden designer, and evidence of his work remains. There may have been later design by Lancelot 'Capability' Brown. The parkland is included within the Hampshire register of historic parks and gardens. The design includes a 'ha-ha' immediately south of the house which may also be one of the oldest examples in Hampshire. The wider parkland includes areas of grassland and woodland, with previously designed vistas to and from Westbury House. The majority of the parkland south of the house is designated as a Site of Importance for Nature Conservation (SINC).
- I.4 The site is accessed via a main road between the two villages, with the house set back from it at the end of a long drive. From the road there are some views into the site and of the house. There is also a bus stop on the Site's frontage. There are two bridges over the River Meon and a secondary channel at the site entrance. There is also a public right of way which runs north- south through the site past the eastern side of the house.
- I.5 Adjacent to the site entrance are two listed dwellings which occupy the former stables associated with the House and are now in separate ownerships. Near to these properties and within the site are the listed ruins of St Nicholas Chapel and the earthworks of a medieval settlement. Both are also designated scheduled monuments (SM).

- 1.6 The River Meon runs east to west through the northern part of the site and past these historic assets and dwellings. It appears to have been diverted historically as it flows through two channels and a sluice pond next to the SM and dwellings. There is also a walled garden opposite these dwellings which is associated with the House which has the remnants of an apple orchard and nearby there are two listed icehouses which are in a poor condition. The woodlands immediately east and west of the Estate and the River Meon are also SINCS.

2. Relevant Planning History

- 2.1 No relevant planning application history.
- 2.2 SDNP/15/03195/PRE: Additional 60 bed building to existing nursing home to provide dementia care accommodation. Pre-application advice provided on 08.10.2015.
- 2.3 SDNP/18/00099/PRE: change of use of 70 bed former care home to 9 residential apartments, partial demolition and reconstruction to form mews development of 18 cottages and lodge house comprising 2 cottages. Associated enhancements, landscaping and car parking. Pre-application advice provided on 05.04.2018.
- 2.4 SDNP/19/01050/PRE: Extension and subdivision of existing building to form 29 dwellings. Pre-application advice provided on 01.07.2019. The following advice was provided:
- Consideration of the heritage assets within the grounds, including the parkland designed by Charles Bridgeman, needs to be included in the application as a 'package' of enhancements.
 - Ecological and landscape enhancements will need to be proposed.
 - Heritage Statement which outlines the significance of Westbury House will be needed and should inform the scheme.
 - The 'thrust' of policy is to restrict new dwellings in the countryside but there may be scope for a residential use on the basis that it would be re-using a heritage asset. However, consideration of alternative uses to establish the 'optimal viable use,' in economic terms and physical works to the House, is required.
 - A residential use is likely to be needed in order to secure enhancements across the site.
 - The scale of development is excessive. A balance is needed between numbers of dwellings, mix and tenure to secure the 'package' of enhancements which should be delivered.

3. Proposal

- 3.1 The application proposes to convert Westbury House into 12 dwellings, which would also involve an element of new build at its eastern end, as described below. The following mix is proposed. 6 dwellings would be an affordable (intermediate) tenure which would comprise of 2 and 3 bed properties.
- 5x no.2 bed.
 - 3x no.3 bed.
 - 1x no.4 bed
 - 3x no.5 bed
- 3.2 The external physical works to the building include the removal and insertion of windows and doors, mostly at ground and lower floor level, with the majority of the fenestration being retained. The external lift shaft and access ramps, remnants of its former use, would be removed.
- 3.3 The main and more original rebuilt western part of the building would be converted into 4 new dwellings by vertically subdividing the building. These works would involve removing the aspects of its former care home use such as partitions, bedrooms and bathrooms. In the more central part of the building 3 new dwellings are proposed through similar vertical subdivision of the building. Externally, this would involve re-instating some ground floor windows and a new door. The former eastern school dormitory wing is proposed to be

converted into 3 dwellings. This would involve similar type of external alterations as above with the removal of rooflights, and new windows and doors.

- 3.4 The very eastern end of the building, which comprises a later extension is proposed to be substantially altered to form one new dwelling (plot 11). This involves detaching it from the dormitory wing and an adjacent outbuilding and removal of a covered courtyard area, new windows and doors and timber cladding to create a single storey dwelling. The adjacent outbuilding, which housed infrastructure to power the house, is proposed to be converted into a single dwelling (plot 12). Proposed works would involve enlarging windows to create new doors and removal of internal partitions. An attached former boiler house is proposed to be converted into a bike and bin store.
- 3.5 New private garden areas associated with each dwelling are also proposed immediately around the house. Within the immediate grounds surrounding the house, the former layout designed by Charles Bridgeman and the creation of communal garden for residents is proposed. The wider parkland estate is proposed to be improved through a landscape strategy which seeks to deliver ecological and landscape enhancements. The existing walled garden would be new communal allotments.
- 3.6 The scheme also proposes, in principle, repair works to the chapel ruins which would need to be subject to more detailed assessment. In addition, the repair and restoration of the icehouses and walled garden are proposed, albeit the exact details of these works would need to be confirmed (via condition).

Parking and Access

- 3.7 The existing site access is proposed to be used and new landscaping is proposed along the driveway. The area immediately east of the house has been used for informal parking and the scheme proposes to create a more formal parking layout for 25 cars. Its layout is influenced by existing trees and new landscaping is proposed adjacent to a public right of way. The public right of way would remain unchanged. The existing driveway leading up to the front of the House would be retained.

Drainage

- 3.8 The existing on site private foul drainage system is proposed to be utilised. Surface water is proposed to be discharged via soakaways around the building.

4. Consultations

- 4.1 The consultee responses below summarise original comments received including any subsequent comments from a re-consultation exercise undertaken following the submission of amended layout plan of the car park.
- 4.2 **Arboriculture:** Objection.
- The proposed car parking in and around the higher quality trees would be detrimental to and limit their life expectancy. If these trees are to be retained, suggest car parking is moved further southwards, which would involve the removal of poorer quality trees and shrubs instead.
- 4.3 **Archaeology:** No objection, subject to a condition.
- 4.4 **Drainage Engineer (EHDC):** Objection pending further details on surface water flooding relating to the site entrance.
- The site access crosses through flood zone 3 (high risk) in relation to the River Meon.
 - Appropriate Flood Risk Assessment required.
 - Prolonged flooding could prevent access/egress of the site.
 - Proposals will generate increased run-off which must be attenuated on site.
 - Drainage for the parking area must be designed for a 1:100 year flood event and climate change.
 - Foul drainage would discharge to the existing sewerage facility on site, any new facility would need to be conditioned.

4.5 East Meon Parish Council: No objection, but with additional comments as follows:

- Development outside of the Settlement Policy Boundary, but would re-use a brownfield site and conserve/enhance a heritage asset.
- One third of dwellings are no.4 bed and above, which is inconsistent with policy EM3; a proportion of dwellings need to be closer to local housing needs.
- More imaginative approach to parking is needed to avoid impact upon trees and the footpath.
- No evidence to show the development will not increase flood risk.
- Condition required to secure renewable energy provision; a cycle route into/out of the development; overall site enhancements are delivered; prevent further housing development elsewhere in the estate.
- Wish to see more analysis on opportunities to develop the building and grounds for community use, eg the walled garden.
- No financial viability information provided for conversion of the house and improvements to the estate and heritage assets or affordable housing.

4.6 Ecology: Supportive of the landscape restoration of the wider estate but further detailed work including surveys required, as below:

- Ecology report recommends a bat survey of the ice houses as hibernation roosts is required. This needs to be undertaken prior to determination of the application.
- Clarification on whether the ruins of the St Nicholas Chapel to support roosting bats is required.
- Potential for hazel dormice to be present within woodland and scrub. Extent of the landscape works needs to be assessed and detailed mitigation devised.
- The last (1993) ecological survey of the parkland included high quality chalk grassland, including orchids and important for multiple rare butterfly species including Duke of Burgundy.
- An estate management plan and landscaping proposals should protect and enhance the ecological value of the site.
- Excellent opportunity for meaningful large scale ecological enhancement/restoration of the site.
- Woodland management works need to be guided by ecological constraints.
- Existing grassland retains elements of former chalk downland but surveys undertaken in late summer may have overlooked key high-quality indicator species; robust baseline assessment of species is needed as 2019 survey of chalk species appears sparse.
- Full baseline assessment of species on the site is required.
- Supportive of a wider landscape strategy and no reason why the proposed restoration of the historic landscape features should conflict with nature conservation interests.
- May be more appropriate to reduce, than prevent, grazing of riparian areas within the East Meon river corridor.

4.7 Environmental Health: No response received.

4.8 Environment Agency: No response received.

4.9 Historic Buildings Advisor: Comments.

- Could represent the last realistic opportunity to retain the house; its condition may mean the internal fabric is beyond repair.
- Need firm assurances and urgent action to rectify the water ingress. After which, the internal fabric, once dry, should be assessed as to whether it can be retained.
- Retention of the shell of Westbury House has the sole benefit of being a focal point and centrepiece for the parkland, but little else.

- A holistic view of the site is required if heritage and any other public benefits are to be realised.
- Large building and the number of proposed units is not unrealistic.

Heritage assets

- All heritage assets are in poor condition and show evidence of extended neglect.
- Submitted report on the condition of the heritage assets is realistic.
- The chapel ruins are on the National Risk Register and repairs urgently required.
- The scope of works for the chapel, icehouses, walled garden and ha-ha appears realistic.
- Estimated costs of restoring the walled garden is broad but reflects the possible different approaches which could be taken.
- Restoration works should be undertaken in an order of priority.
- A S106 could secure repair works to heritage assets to be undertaken in a phased way.
- The two icehouses are on the SDNPA Buildings at Risk Register; need to put forward considered proposals for their conservation.

Parkland

- Could consider clearing the Bridgeman canals at the front of the site, but needs to be balanced with any naturalisation of the river course if proposed.
- The ha-ha may be the oldest example in Hampshire.
- The CB scheme was overlain by a later landscape scheme by Capability Brown and further analysis of landscape features could reveal the survival of these respective landscape schemes to help inform the design.

4.10 **Highways Authority:** No objection, subject to condition.

4.11 **Historic England:** No objection.

- Conversion would not be detrimental to the setting of the chapel ruins.
- Proposals are a positive impact upon the chapel ruins and remedial works welcomed.
- Views of the chapel ruins from Westbury House would be enhanced.
- Permissive path would help to facilitate wider knowledge and public appreciation of the site, but has the potential to be detrimental to SM from increased footfall; request the path does not cross the earthworks of the medieval village and no fencing erected.
- Support any interpretation panels in principle.

4.12 **Housing (EHDC):** No objection, subject to achieving 50% affordable housing. Affordable rented tenure unsuitable due to location and existing use value of the site. Supportive of the affordable housing being an intermediate tenure and comprising the smaller 2 and 3 bed properties.

4.13 **Landscape (SDNPA):** Comments.

- Historic parkland setting survives, but not in a good condition, and should be conserved.
- Support the restoration of the parkland, woodland edge habitats, parkland trees within woodland, re-establishment of the walled garden, conifer removal, new permissive path.
- Strategy for mowing regimes of the grassland to mimic the layout of the historic garden is less positive than restoring them in a more permanent way.
- Formal recreational lawns are on the richer (species-wise) grasslands but regular mowing will have a negative effect.
- Positive management of more of the improved grassland would be a benefit.
- Restoration of the ha-ha would help with land management and reduce need for fencing.
- Continuing to graze the grassland with livestock is important.
- New ecological structures in the parkland not supported as unlikely to contribute to its character.

- River Meon restoration proposals are contradictory; suggest cattle fencing is sufficient and further works only proposed if supported by evidence.
 - The Meon has been culverted historically and an option for an enhancement could be to re-establish its natural function.
 - Site frontage and the watercourses/waterbody not referenced in the landscape strategy.
 - Need to address the quality of the grassland; seek to improve water quality of the river; remove the culvert and restore historic pond.
- 4.14 **Lead Flood Authority (HCC):** Comments. Do not consider the scheme will affect surface water drainage to warrant further advice.
- 4.15 **Natural England:** No objection.
- Will not have a significant adverse impact on The Solent due to reduction in foul water compared to the building's previous use.
 - SDNPA should consider improving surrounding ancient woodland and SINC's.
 - A Biodiversity Mitigation and Enhancement Plan required, to be agreed by a County Ecologist.
 - Landscape impacts to be assessed by the SDNPA.
- 4.16 **Public Rights of Way (HCC):** No response received.
- 4.17 **Southern Water:** Response received, no comments.
- 4.18 **The Gardens Trust:** Objection.
- Pleased to see the number of dwellings reduced since the pre-application proposals.
 - Car parking has logically been moved closer to the house.
 - Previous management of the landscape has been poor.
 - Unconvinced the scheme is landscape-led.
 - The landscape design for the gardens has been overlain with the CB plan Bridgeman but little reference to the impact on landscape character.
 - Proposals such as a sculptural terrace, sculptures, picnic areas are attractive to buyers but are marginal contributors to the site's restoration/preservation.
 - No management plan provided; unclear if the proposed landscape features and the landscape of the wider estate could be maintained, including financially.
 - Future management of the whole estate is questionable in terms of whether a strategy will be implemented in the long term.
 - Proposals need an achievable, costed, restoration of the garden features and their setting in the landscape as a planning condition.
 - Unclear of the future ownership and management of heritage assets, funding, timescales of works, and how this would be enforced.
 - Proposed private gardens on the house's southern side could have a negative impact.
 - No historic precedent for the proposed kitchen garden and planted terraces/parterre on the northern side of the House.
 - Fencing of the grassland beyond the ha-ha unnecessary given the function of a ha-ha.
 - Unclear how the setting of the ice houses and links to the house will be respected and managed; the proposed car park disrupts any link.
 - Insufficient detail submitted regarding the conservation of the chapel ruins.
 - Use of walled garden as communal allotments questionable; suggest a more imaginative use for it is needed to link residents and the local community.
- 4.19 **West Meon Parish Council:** Awaiting comments, members will be updated.

5. Representations

5.1 20 objections and 4 representations in support have been received. They raise the following considerations:

Objections

- The property has been neglected with no attempts to secure it.
- Inappropriate scheme in the Meon Valley and no benefit to local residents.
- Unsustainable location with no public services nearby and impact upon existing ones.
- Restoration of heritage assets only proposed to help justify the conversion.
- The Estate will lose its historic integrity.
- Would welcome an alternate development on the existing footprint, as long as it is sensitive to its context.
- Conflicts with National Park policies and Purposes.
- Conflicts with policies EM3 and EM5 of the Neighbourhood Development Plan.

Scale & design

- Over-development and unsympathetic scheme which does not adequately protect historical features of the property.
- Scale of development/number of dwellings unsustainable and excessive.
- Should be renovated with 2-3 bed flats.
- Large scale car park proposed adjacent to PROW and involves felling trees.
- Car park would be an unsympathetic addition and would overwhelm the site, with insufficient room to accommodate the proposed number of vehicles.
- Siting of the car park will harm the setting of adjacent listed dwellings.
- Car park would require lighting; harmful to dark night skies and rural area.
- Loss of trees in the car park area contrary to climate emergency.
- Run-off from the car park will flow into neighbouring property.
- Potential for informal parking outside of the car park; more disturbance and nuisance.
- No garages and concern about storage for residents; potential for sheds to be erected.

Landscape/ecology

- Unsympathetic to rural setting and detrimental to the tranquillity of the area.
- Proposed landscaping is a poor imitation to Charles Bridgeman's design.
- Detrimental to natural beauty of the site and National Park.
- Disturbance to wildlife; there is an array of wildlife including protected and rare species.
- The uniqueness and qualities of the Site (environmental and cultural) will be lost.
- Concern about the upkeep of the grounds after completion of the development.
- In the absence of robust enforcement, restoration work will not happen.

Amenity

- Excessive noise and disturbance would be generated.
- Harmful impact upon the amenity of the PROW and its views.
- Residential use will cause harmful light pollution and affect dark night skies.
- Impact upon the amenity upon neighbouring dwellings, such as from car headlights.
- Increased traffic harmful to surrounding residential amenities.
- Public route through the Estate are good for mental health and relaxation.

Highways & access

- Will cause additional traffic on local roads which already experience traffic problems.

- Traffic movements of the former care home use overstated; without an accurate figure to compare with anticipated residential traffic the Transport Statement is misleading.
- Inadequate public transport services available to provide alternative to cars.
- Bridge at the site entrance unsafe and further usage would be hazardous.
- Access road has suffered from flooding during heavy rainfall.
- Concern the car park will be used by walkers.
- Site entrance not fit to cope with additional traffic, with poor visibility.

Revised car parking layout

- Will cause parking elsewhere, such as the access road and in front of the main building.
- Will cause disturbance and light pollution upon neighbouring properties.
- Car park surfacing will exacerbate surface water flooding into neighbouring properties.
- Details of two mature chestnut trees are missing from the car park plan.
- Landscaping unlikely to address disturbance from headlights upon neighbouring property.
- Layout does not overcome previous concerns.

5.2 Support

- Residential is best use for the building.
- Will restore the building, provided done sensitively, and the wider grounds
- Provide needed accommodation in the area.
- Will bring an end to antisocial behaviour and thefts.
- Reduced light pollution compared to the previous use.
- Proposed car park may be larger but in the same place as the existing.
- Support but greater attention to the landscaping of the car park is required to screen it and traffic movements should not disturb immediate residents.
- Assertions in representations that vehicle movements of the care home were less is inaccurate.
- Building too big for use as a single dwelling, only other alternative use would be a school or hotel which would produce more traffic.
- No longer suitable as a care home.
- Car park needs to have a minimal impact.
- Its restoration would be a welcome benefit and beneficial to the local economy.

6. **Planning Policy Context**

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises of the South Downs Local Plan (SDLP) 2014-2033 and the East Meon Neighbourhood Development Plan 2017 (EMNDP). 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, the first purpose should be given greater weight. There is also a duty in pursuing National Park purposes to foster the economic and social wellbeing of the local community.

National Planning Policy Framework and Circular 2010

- 6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 24 July 2018 and revised in February 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 landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

National Planning Policy Framework (NPPF) 2019

- 6.4 The National Planning Policy Framework has been considered as a whole. The following NPPF sections have been considered in the assessment of this application:

- Achieving sustainable development
- Requiring good design
- Delivering a supply of homes
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Achieving well designed places

Relationship of the Development Plan to the NPPF and Circular 2010

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

Major development

- 6.6 The proposed development does not constitute major development for the purposes of the NPPF and policy SD3 (Major Development) of the SDLP given its location and lack of significant adverse effect upon the National Park area.

The South Downs National Park Partnership Management Plan 2019-2025

- 6.7 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 relevant policies include: 1,5, 9, 10, and 50.

Legislation for Heritage Assets

- 6.8 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.9 SMs are protected by law and any physical works affecting them is likely to require Scheduled Monument Consent from Historic England (on behalf of the Secretary of State) which is separate from the statutory planning process. In regard to planning decisions, the impact of development upon the setting of a scheduled monument and its nationally important heritage significance can be a material planning consideration.
- 6.10 Other documents
- 6.11 The Sustainable Construction Supplementary Planning Document is a relevant material consideration.

7. Planning Policy

7.1 Whilst the EMNDP must be read as a whole, the following policies are particularly relevant:

- EM2 – Settlement Policy Boundary
- EM3 – size of dwellings
- EM4 – affordable housing
- EM6 – Design
- EM7 – design, materials.
- EM9 – Extension and alterations
- EM12 – sewerage/drainage
- EM13 – Surface water management

7.2 Whilst the SDLP must be read as a whole, the following policies of the SDLP are particularly relevant:

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD12: Historic Environment
- SD13: Listed Buildings
- SD14: Climate Change and Adaptation of Historic Buildings
- SD16: Archaeology
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD22: Parking Provision
- SD25: Development Strategy
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD28: Affordable Homes
- SD45: Green Infrastructure
- SD48: Climate Change and Sustainable Use of Resources
- SD49: Flood Risk Management
- SD50: Sustainable Drainage Systems

8. Planning Assessment

Background

8.1 Westbury House is a very unique site. Whilst the house is unlisted, it is a focal point for its parkland setting within which there is a wealth of heritage assets. In addition, the parkland has a lot of potential for landscape and ecological conservation and enhancement. The potential for further public access could also improve the enjoyment and understanding of the site and the cultural heritage of the National Park.

8.2 The condition of the house has rapidly declined since 2016 after the care home closed. Since then, persistent thefts and vandalism have resulted in significant water ingress to the extent that its interior is in a very poor condition. Whilst officers understand that the building is structurally sound, it is very much at a 'tipping point' in regard to what internal historic

fabric could be salvaged. This is particularly important as much of its heritage significance comprises of this interior fabric, rather than its exterior architecture.

- 8.3 The parkland and the unique assets within it are more important than the house. Indeed, Historic England determined not to list it, whereas, there are designated assets at risk within its grounds and the parkland itself is culturally important. These assets have greater heritage value which needs to be conserved and enhanced. The parkland also has a lot of potential to conserve and enhance the landscape and biodiversity. In these regards, an appropriate development could achieve both National Park Purposes and relevant adopted and national planning policy.

Principle of development and Optimal Viable Use

- 8.4 Policy SD1 outlines that when considering development proposals that accord with relevant SDLP policies and National Park purposes that a positive approach will be taken that reflects a presumption in favour of development. The site is within a countryside location whereby there is a policy presumption in both the SDLP and the East Meon NDP against new open market residential development.
- 8.5 Policy SD25 outlines that only exceptionally will such development be permitted outside of a settlement policy boundary (SPB), where it complies with relevant criteria within this policy and other relevant Local Plan policies. Additionally, policy EM2 of the East Meon NDP outlines that outside of SPBs only development which requires a rural location will be supported, which excludes open market residential development.
- 8.6 In this instance, SD25(2d) requires a consideration of whether the proposals are an appropriate re-use of a previously developed site. The site is not in a particularly sustainable location but it is within a reasonable distance of East and West Meon. It is also located on a bus route albeit the service is not significantly frequent and so future residents would need to be reliant on their cars. An appropriate use has been considered in relation to other development plan policies and, in this instance, the preservation and enhancement of heritage assets is relevant. Policy SD12 supports the re-use of redundant heritage assets with appropriate uses provided they can be justified as an optimal viable use which secures their long term conservation and enhancement, including their setting.
- 8.7 The optimal viable use should consider the impact of the physical works upon the heritage significance of an asset to accommodate the proposed use. Alternative uses have been considered, having reviewed the submitted Viability Report, and a residential use offers the best opportunity to secure heritage and environmental enhancements which may not otherwise be achieved with an arguably less valuable use. To justify the new residential development, securing a 'package' of enhancements to restore the parkland and its assets are key considerations in regard to the principle and scale of development.
- 8.8 Given the above considerations, as well as the First Purpose and the NPPF 2019, a residential use is acceptable provided that the cultural heritage and other environmental benefits can be conserved and enhanced for the long term.

Conversion of Westbury House

- 8.9 Westbury House, whilst deemed not worthy to be listed, does have aesthetic value in terms of the more original parts and features particularly when seen from within the parkland. However, it has been described by Historic England (when considering its listing) as not being 'architecturally distinguished' for its time. Later additions and alterations have also not been sympathetic to its original character and form.
- 8.10 Its heritage significance lies within its interior fabric. Even after having an institutional use, which involved a degree of subdivision, its more original layout is still evident. Importantly, the interior included high quality joinery and plasterwork with many decorative features including in the more ornate principal reception rooms in the ground floor west wing, which are Edwardian, which replaced the original Georgian house after the fire. There is also a 'decorative hierarchy' between floors which reflects a social hierarchy of space within society at the time. The central staircase also remains in-situ. However, the water ingress

has significantly compromised this fabric to the extent that it is reasonable to conclude that a significant proportion of it will likely be lost.

- 8.11 The subdivision of the main original part of the house would somewhat restore the layout and proportions of the original rooms except for the east-west corridors which would require new partitioning and stairs. These interventions would assist with minimising the impact upon the original principle Edwardian rooms in the west wing which are of heritage value in terms of layout. They are the more highly decorative rooms, however, the condition of these features is compromised.
- 8.12 The proposed external works to the main western part of the house are predominantly of repair, most notably the roof, and minor alterations that would not impact upon its character. Other aspects like the unsightly wheel chair access ramps would be removed. The external alterations at basement level would be generally hidden from view and would also not impact upon its character. Removing the lift shaft which is visible at roof level would also be an improvement. These works would benefit the building without significant alterations to its original exterior character.
- 8.13 The eastern part of the building would be subject to a similar approach, with minor alterations being proposed, such as changing doors to windows, which would have no significant adverse effects on the building's heritage significance. Indeed, the eastern end of the building comprises of later additions which are arguably less sensitive to change given their form and character.
- 8.14 At the most eastern end of the building the later extension and small courtyard do not appear to have any heritage value. Their replacement with a single storey dwelling (plot 11) would be an improvement given its design. The early 20th century building containing the power house for the building does have some historical interest in regard to the introduction of more modern facilities and infrastructure for the house. The proposed works to it are unlikely to affect its heritage significance given it would re-use its existing form and it appears that its historic internal features have been lost following its former conversion as part of the care home use.
- 8.15 The flint outbuilding adjacent to the eastern end was formerly a boiler house. It is a modest sized building which has some aesthetic value given its flint walls and tiled roof and does not appear to have been subject to significant alterations. It is proposed to be used as a bike and bin store and whilst a pair of double doors are proposed this addition is not considered to greatly impact upon any heritage value.
- 8.16 The proposed number and size of dwellings is reasonably sympathetic to the more original layout of the building. The conservation officer has not objected to 12 new properties. Importantly, the original rooms in the east wing are proposed to be retained without subdivision and the central staircase is also proposed to be retained. The scheme does not involve significant external changes in regard to openings and there will be positive changes such as the loss of the existing lift shaft. Importantly, the scheme does require a certain level of development in order to achieve all of the enhancements which are sought within the scheme.
- 8.17 There is a concern that the immediate subdivision of space around the building to create private amenity space for residents could detract from the appearance of the house, however, conditions could secure appropriate boundary treatments for these areas, to provide consistency in how they are designed and treated.
- 8.18 There has been concern raised in the representations that the scheme is an over development of the site. The building is large and any less dwellings would consequently result in much larger properties. The scheme proposes a good mix of small dwellings and utilises the parts of the house which have less heritage significance to achieve this, in order to make best use of the available floorspace, and meet policy SD27.
- 8.19 Furthermore, the conservation officer has not objected to this degree of subdivision and considers it a reasonably sensitive approach having assessed the heritage significance of the building as a whole. It is likely that subdivision to this extent is needed in order to achieve a

more viable scheme and create a sufficient number of properties and value to achieve the package of other enhancements such as the parkland restoration and its future management and conservation of heritage assets.

Mix and affordable housing

- 8.20 The proposed mix of dwellings has been based on an assessment of sensitively subdividing the house, whilst retaining its more historic layout to achieve a balance in the size of units. A significant proportion of no.2 and no.3 bed properties are proposed. Policy SD27 requires a high proportion of smaller properties, whilst EMNDP policy EM3 requires schemes to comprise no.2 and no.3 bed dwellings to address the issue of a larger dwelling housing stock in the area. Given the heritage considerations, the proposed size and mix of dwellings proposed are acceptable.
- 8.21 The scheme is now proposed to incorporate 50% affordable housing, which would comprise of the smaller properties. These would be of an intermediate tenure. Whilst this does not meet the tenure requirement of policy SD28, an intermediate tenure would assist in supporting the enhancements sought on the site. Given the circumstances of the site, this approach is acceptable and is supported by the EHDC Housing team. That said, it should be acknowledged that the shared ownership units would still have a fairly high value given the location and their setting.

Sustainable Construction

- 8.22 Discussions have taken place on matters of sustainable construction and the Applicant believes that the SDNPA's requirements can be achieved. This will, however, require further assessment work given the nature of the building and as such a condition is proposed. In addition, vehicle charging points are also proposed and also the subject of a condition.

Impacts upon neighbouring amenities from the proposed conversion

- 8.23 The existing fenestration of the Westbury House is predominantly retained. This would entail upper floor windows being used as an outlook from habitable rooms. Previously windows were serving bedrooms for a greater number of former residents. Given the distance between the house and the two dwellings within the stables as well as their orientation and intervening vegetation the proposals are not considered to cause undue loss of privacy.
- 8.24 In regard to any noise and disturbance, the scheme would utilise the existing access and will involve comings and goings of residents past these properties. There was however a comparable level of activity associated with the care home use. The extent of noise and disturbance from residents occupying the dwellings would not be considered to be a significant issue given the distances between the properties. The car park would generate a degree of noise, however, it is unlikely to be excessive and it would be a reasonable distance away from these neighbouring properties. Aspects such as light pollution could be mitigated through any careful design of external lighting and landscaping, which could also assist with reducing glare from headlights.

The parkland and heritage assets

- 8.25 A scheme outlining the principles of parkland restoration and management have been proposed. This includes re-introducing elements of the Bridgeman design within the immediate surrounds of the house and retaining the ha-ha. More widely, it is proposed to retain a more 'naturalistic' parkland landscape.
- 8.26 The proposals have been informed by surveys of the site by arboriculturalists and landscape architects. The landscape officer largely supports the proposed scheme but has raised some concerns. It is considered that these matters could be dealt with through the proposed conditions which require details of a landscape scheme and a Landscape and Ecological Management Plan. The objectives of these conditions would be to seek tangible enhancements to the overall site in the interests of net environmental and biodiversity gain, whilst seeking to ensure the parkland and immediate surrounds of the house are restored in regard to having been a designed landscape and its heritage significance. Consequently, the landscape and special qualities of the National Park could be conserved and enhanced.

- 8.27 The above enhancements would also address policy SD2 regarding ecosystems services, through improving the natural environment and the goods and services it provides. Improving existing habitats and further enhancements, including new planting, could achieve multiple benefits in regard to the various criteria outlined in policy SD2.
- 8.28 Regarding the individual heritage assets, estimates for works to the heritage assets identified have been provided, however, further detail on the specific works to ensure their long term survival would be required. Whilst it would be helpful to know the extent of the works in detail at this stage, on balance, given the level of detail required this could be required via a programme of works to be outlined in a SI06 Agreement.

Impact upon the listed buildings and SM

- 8.29 The chapel comprises the walls of a small ruined medieval church. Repairs to secure the ruins are not insurmountable and the conservation officer advises that this should not be overly onerous within the overall scheme. Historic England have advised that the effect of the scheme would have a positive impact upon the SM in regard to works to the chapel ruins. Given that the scheme would not introduce new development in closer proximity to the SMs, with the house approximately 100m away, the proposals would not impact upon their setting.
- 8.30 The area of the medieval village is somewhat overgrown and its presence is buried and not particularly visible within the topography of the land. In any event, given the scheme does not introduce new development in close proximity to it, its setting would not be negatively impacted upon.
- 8.31 The icehouses are concealed within woodland and are overgrown. Given their siting and immediate setting the proposals, including the car park are unlikely to affect their setting. The scheme proposes an element of restoration which would be a positive intervention to retain their historic interest, rather than causing less than substantial harm to them.
- 8.32 The former stables adjacent to the site entrance have been converted into two dwellings. They are of a good quality of architecture and their setting has become more domestic in character given their residential conversion. That said, they have high aesthetic value within the site. The conversion of the house is unlikely to affect their setting or historical association with it. The formalisation of the car park area would create a new visual addition which could be seen in the same views of the house and stables including from the public right of way. The conservation officer has not raised the car parking area as a concern in regard to the setting of the stables but, in any event, the recommendation proposes to delegate to officers to progress with re-siting it further south to address the concerns of the arboricultural officer.
- 8.33 Although not listed, the walled garden is an important heritage asset within the scheme. It is intended to be retained as a communal allotment for residents which would help to put it to a use without compromising its integrity given its low key nature. This use would be reminiscent of its former use as a kitchen garden associated with the house.

Access and parking arrangements

- 8.34 The Highways Authority has not raised an objection and the existing access would be retained as existing. Concern has been raised in representations about traffic movements, however, given the level of activity which could be associated with a care home use a scheme of 12 properties is reasonable and the traffic generated would not have a significant effect upon local roads.
- 8.35 Concerns have also been raised concerning the amount of parking and the location of the parking area on the eastern side of the house. It is understood that this area has previously been used as an informal parking area. Whilst there haven't been explicit objections to this arrangement by the conservation or landscape officers, the arboricultural officer has objected. Their view is that the car park would harm the long term survival of various mature trees in this area. They have advised that there would need to be a more significant re-positioning of the car park to address these concerns, with an option being to re-position

parking further south into an area of lesser quality trees. The location and design of the car parking has also been objected to in third party representations.

- 8.36 Given the heritage and landscape sensitivities on site, locating more formalised parking elsewhere has some challenges. The eastern side of the building is arguably the least sensitive area in these regards. Representations have also raised concern regarding the impact upon the amenity of the footpath.
- 8.37 The revised car parking layout has sought to be a more sensitive design, however, this has not satisfied the arboricultural officer or neighbour's concerns. It is considered that an appropriate car park design which includes a suitable number of spaces, retains mature trees and protects amenities could be achieved and the recommendation proposes that the final design and any relevant conditions is delegated to the Director of Planning.

Ecology

- 8.38 An ecological survey was undertaken, however, the county ecologist has raised concerns in regard to further work needing to be undertaken. This includes a hibernation assessment for bats within the icehouses and also refers to surveying the chapel ruins. On the basis of the ecologist's advice, the recommendation is for further bat survey work to be undertaken. It is proposed that this issue be delegated to the Director of Planning as per the recommendation.

Flood risk and drainage

- 8.39 Given the former use of the site which could be resurrected and that the access is not proposed to be altered an objection could not be sustained in regard to flood risk. Furthermore, the County Council, as lead flood authority (LFA), has not objected. The existing infrastructure of soakaways and private foul system are also proposed to be used and conditions are recommended to clarify these details further.

Nitrate pollution

- 8.40 To fulfil the requirements under the Habitats Regulations (2017), officers are required to assess the likely significant effects of development on the European protected sites. The Solent is vulnerable to water quality issues and the River Meon flows through the site. Given the site's former use and the advice of Natural England, the scheme would not have an adverse effect upon the Solent.

9. Conclusion

- 9.1 Whilst the site lies within designated countryside, new residential development would be acceptable on the basis that it would be justified as an optimal viable use and an appropriate re-use of a heritage asset, along with a package of enhancements to the parkland and heritage assets within it. A S106 agreement could also secure a programme of works to restore the heritage assets and affordable dwellings of an intermediate tenure. In light of the above considerations and subject to the outstanding matters being addressed by condition the proposals are considered to be acceptable.

10. Reason for Recommendation and Conditions

- 10.1 It is recommended to grant planning permission subject to:
- 1) The completion of a S106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the following:
 - a) 6 dwellings of an affordable housing (intermediate) tenure with an appropriate mix of properties;
 - b) A phased programme of works to restore the heritage assets on site; and
 - c) Secure the permissive path through the site.
 - The completion of a further bat survey and provision of a suitable policy compliant mitigation and enhancement strategy to the satisfaction of the SDNPA, the consideration of which is delegated to the Director of Planning; and

- The submission of a revised car parking layout to the satisfaction of the SDNPA, the consideration of which is delegated to the Director of Planning.
 - The conditions, substantially in the form set out in paragraph 10.2 of this report along with any additional conditions, the form of which is delegated to the Director of Planning to address those mitigation matters that arise from the completion of a bat survey and strategy and revised car parking layout.
- 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:
- a) The S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 10th September 2020 Planning Committee meeting.
 - b) A further bat survey and provision of a suitable policy compliant mitigation and enhancement strategy is not completed or sufficiently progressed within 6 months of the 10 September 2020 Planning Committee meeting.

10.2 Planning 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 the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

3. No development shall be commenced unless and until a schedule of all materials and samples of such materials to be used, including finishes and colours to be used for external walls, windows and doors, roofs, and rainwater goods of the proposed buildings, have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.

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

4. No development shall commence unless and until details of all new internal and external window and door joinery shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings and sections at a scale of 1:5 or 1:10 as appropriate (including sections through glazing bars), to clearly show the construction of the joinery and the finished relationship to the jambs, cills and heads of the walls. The works shall thereafter be carried out in accordance with the approved details and shall be retained permanently as such.

Reason: In the interests of preserving the character and appearance of Westbury House.

5. No development shall commence unless and until a detailed scheme of works for the internal conversion of Westbury House has been submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) A methodology for drying out retained fabric once the building is made watertight.
- b) An assessment of the existing internal fabric in regard to what can be retained and repaired and what fabric needs to be replaced;
- c) A methodology to repair/restore fabric to be retained;
- d) A methodology for removing existing fabric which is beyond repair; and

The development shall thereafter be implemented in accordance with the approved details in full.

Reason: To ensure that the heritage significance of the internal fabric of the building is retained and restored.

Landscaping and ecology

6. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a. Written specifications (including cultivation and other operations associated with plant and grass establishment;
 - b. Planting methods, tree pits & guying methods;
 - c. Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - d. Retained areas of trees and hedgerows;
 - e. Manner and treatment of existing frontage ditches and ha-ha feature;
 - f. Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces, including their appearance, dimensions and siting.
 - g. Details of the siting, specifications and management of the Sustainable Urban Drainage systems.
 - h. A landscape schedule for a minimum period of 5 years including details of the arrangements for its implementation;
 - i. A timetable for implementation of the soft and hard landscaping works.
 - j. A landscape plan with services shown.

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

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

7. No development shall commence unless and until a site-wide detailed Landscape and Ecological Management Plan (LEMP) is submitted to and approved in writing by the Local Planning Authority. The LEMP shall include, but not necessarily be restricted to, details of long term objectives, management responsibilities and regime of the landscape scheme; measures to enhance ecology through the provision of landscape species. The measures shall thereafter be implemented in full in accordance with the approved details.

Reason: To conserve and enhance flora and fauna.

Construction Management Plan

8. No development shall commence unless and until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - i. An indicative programme for carrying out of the works;
 - ii. Method Statement for the demolition and construction work;
 - iii. Release of sediment from construction into the watercourse
 - iv. Chemical and/or fuel run-off from construction into the watercourse;
 - v. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, the selection of plant and machinery and use of noise mitigation barrier(s) as necessary;
 - vi. Means of limiting sediment released into the watercourse during construction to limit impacts downstream.
 - vii. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
 - viii. The parking of vehicles of site operatives and visitors;

- ix. Loading and unloading of plant and materials;
- x. Storage of plant and materials used in constructing the development;
- xi. The erection and maintenance of security hoarding, where appropriate;
- xii. Wheel washing facilities;
- xiii. Measures to control the emission of dust and dirt during construction;
- xiv. A scheme for re-using/disposing of waste, including spoil;
- xv. Provision for storage, collection and disposal of rubbish;
- xvi. Working hours.

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

Dark night skies

9. No development shall commence unless and until an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the type and location of all external lighting to be installed throughout the site. All external lighting on the dwellings shall be restricted to down lighters that do not exceed 1000 lumens, which shall be designed and shielded to minimise upwards light spillage.

Reason: To conserve dark night skies.

10. No external lighting subsequent to condition no.11 shall be installed within the site unless further details of the lighting have been submitted to, and approved in writing by the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

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

Levels

11. No development shall commence unless and until details of site levels and longitudinal and latitudinal sections through the site of the car park area have been submitted to and approved in writing by the Local Planning Authority. These shall show how the buildings are proposed to be set into the topography of the site, in comparison to existing levels.

Reason: To ensure a satisfactory development which responds to the characteristics of the site.

Sustainable Construction

12. No development shall commence unless and until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings will achieve a minimum 19% improvement over the 2013 Building Regulations Part L Dwelling Emission Rate (DER)/Target Emission Rate (TER), a further 20% reduction in CO2 emissions through the use of renewable sources and a maximum of 110 litres/person/day internal water use in the form of a design stage SAP calculations and a water efficiency calculator, unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall thereafter be constructed in full accordance with these details.

Reason: To ensure the development has minimised its overall demand for resources and addresses climate change mitigation.

13. No development shall commence unless and until details for the provision of electric charging points for each dwelling have been submitted to and approved in writing by the Local Planning Authority. These approved details shall thereafter be implemented in full and retained thereafter.

Reason: To ensure a more sustainable development and opportunity for more sustainable means of transport.

Drainage

14. No development shall commence unless and until a detailed sustainable surface water drainage scheme, including a Management Plan detailing its future management and maintenance, has been submitted to and approved in writing by the Local Planning Authority. The details provided shall include hydraulic calculations for all rainfall events (1 in 1, 1 in 30 and 1 in 100 year events (plus 40% climate change allowance)) and the results to include design and simulation criteria, network design and results tables, and manholes schedule tables. The scheme shall thereafter be undertaken in full accordance with the approved details.

Reason: To ensure satisfactory provision of surface water drainage.

15. No development shall commence unless and until a detailed drainage scheme for the means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include drainage calculations and a Management and Maintenance Plan. The development shall be carried out in accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

Archaeology

16. No development shall commence unless and until an archaeological watching brief covering the duration of implementation of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to, the installation of services as well as demolition, re-grading works and the car park area.

Reason: To ensure the conservation of any underground cultural heritage.

17. In the event archaeological remains are encountered, their details and proposed mitigation strategy for addressing these deposits and a means of recording them shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with these details and the findings shall be submitted to the Hampshire County Council for inclusion within the Historic Environment Record.

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.

Parking

18. Prior to the development being brought into use, the parking provision shall have been made in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site parking is provided.

Interpretation board

19. The proposals shall include the provision of an interpretation board along the permissive path within the site. Its siting, scale and design shall be agreed by the Local Planning Authority before it is erected and maintained thereafter.

Reason: To promote the understanding and enjoyment of the scheme to visitors.

Permitted Development Rights

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development falling within the following Classes of Schedule 2 of the Order shall be carried out without the prior written approval of the South Downs National Park Authority: Part 1 Classes A, B, C, D, E and F, and Part 2 Class A.

Reason: To ensure the appearance of the development is satisfactory in accordance with the purposes of the South Downs National Park.

21. Notwithstanding the provisions of Part 2, Schedule 2 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 gates, fences, walls or other means of enclosure and no building as defined in Section 336 of the Town and Country Planning Act 1990 shall be erected at the site, unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interest of the appearance of the development and to ensure that development is satisfactory in accordance with the purposes of the South Downs National Park.

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 Legal Services, Development Manager.

Consultees

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

<https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

South Downs National Park Partnership Management Plan 2019

South Downs Integrated Landscape Character Assessment 2005 and 2011

<https://www.southdowns.gov.uk/planning/planning-advice/landscape/>

South Downs Local Plan 2019

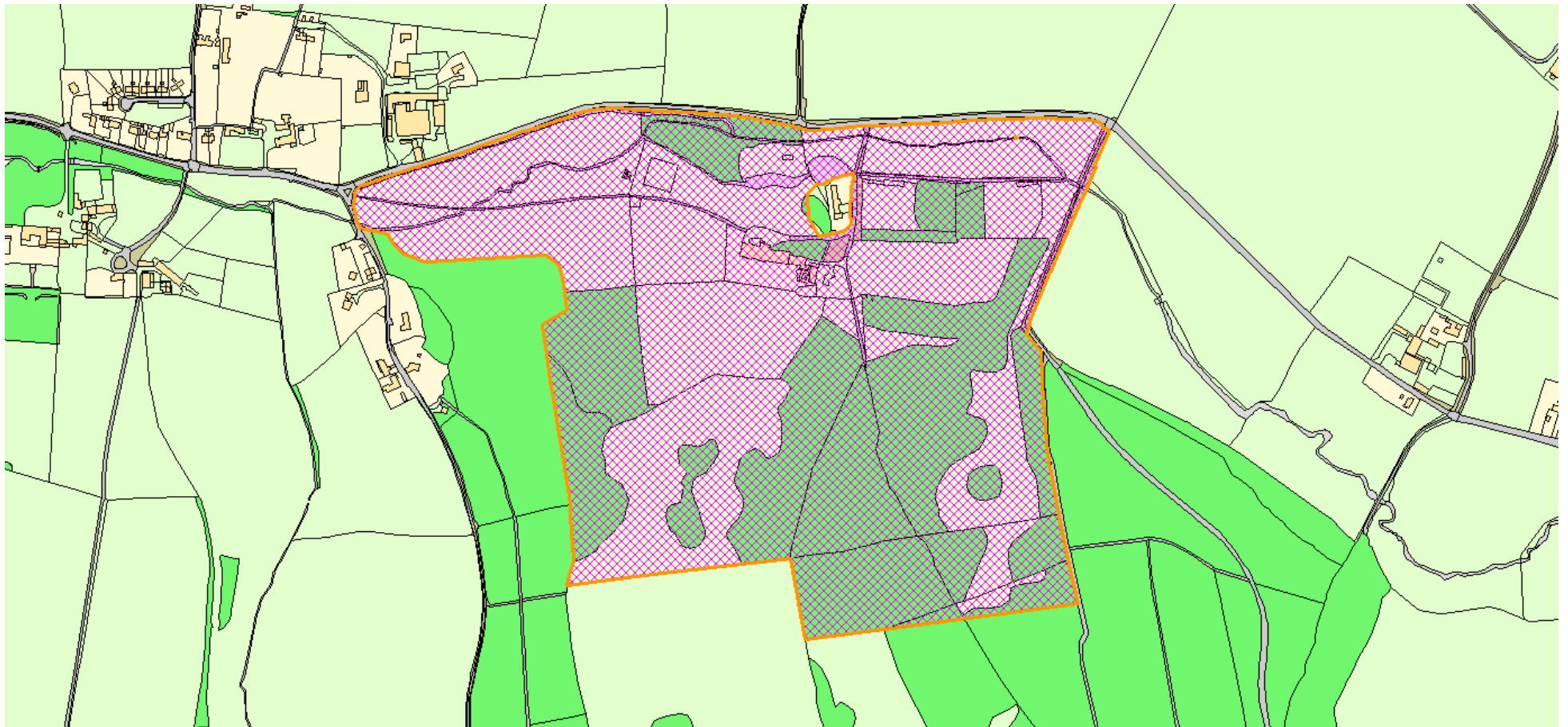
https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/

Ecosystems Services Technical Advice Note

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/>

Sustainable Construction SPD

<https://www.southdowns.gov.uk/meeting/planning-committee-13-august-2020/>



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