



South Downs
National Park Authority

Agenda Item 08
Report PC 21/22-09

Report to **Planning Committee**

Date **12 August 2021**

By **Director of Planning**

Local Authority **Chichester District Council**

Application Number **SDNP/20/04766/CND**

Applicant **Edward VII Estates Limited**

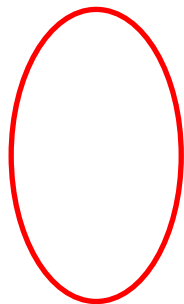
Application **Variation of Condition 1 (which requires development to be in accordance with the submitted plans) on planning consent SDNP/12/01392/FUL**

Address **King Edward VII Estate, Kings Drive, Easebourne, West Sussex, GU29 0BJ**

Recommendation:

- 1) That planning permission be granted subject to a deed of variation to the substantive Section 106 Agreement being completed to incorporate the application details and subject to the conditions set out in Paragraph 10.1 of this report**
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Site Location Map



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Executive Summary

The comprehensive redevelopment of the site was approved in 2011 for the restoration and conversion of the Sanatorium, and other heritage assets together with enabling development of a number of new residential dwellings and apartments. There have been numerous applications for amendments to different zones within the site in the intervening years.

The development of the site continues to be under construction with a significant amount of the restoration works to the Sanatorium and other retained buildings completed. Some of the new residential development has been completed and is occupied whilst some is under construction.

The applicant now seeks amendments to the approved stand-alone west apartment element (which has not been commenced yet) to the immediate south west of the Grade 2* listed Chapel. The proposals seeks to have three separate detached blocks, rather than one large block, whilst retaining the same number of units. There are clearly some small elevational changes, together with landscaping details between the 3 proposed buildings and the one larger building permitted.

The main issues for consideration in this proposal are:-

- The impact of the proposals on the landscape character of the surrounding area and on the heritage assets (mainly the Chapel, Engine Room Building and the main sanatorium) compared to the approved scheme for one apartment block.
- The impact of the proposals in relation to highways matters such as parking and provision for turning for refuse and emergency vehicles
- The impact on infrastructure compared to the originally approved scheme.
- The impact on ecology.

Officers consider the subdivision of the block into 3 buildings to have minimal impact on the surrounding heritage assets and ecological interests compared to the approved scheme. It is acceptable in highways terms and has a negligible impact on infrastructure (and services) given the approved scheme.

The application is placed before the Committee given earlier Committee involvement in the original application for the development of the site.

1. Site Description

- 1.1 The site is the former King Edward VII hospital and grounds which cover approximately 50 hectares and include designated and undesignated heritage assets.
- 1.2 Access is via a driveway through metal gates from Kings Drive which runs in a south east-north west direction from the A286 where there is a simple priority junction. There is a layby on the south east side of the junction.
- 1.3 The original hospital, completed in 1906, was built as a tuberculosis sanatorium, under the Patronage of King Edward VII. It is a grade II* listed building. It was designed as two-east west aligned longitudinal blocks, with the southern, longer block splaying out slightly at either end, linked by a central corridor which divided the space between the buildings into 2 open courtyards. The plan divided the sexes with the west wing for male and the east wing for female patients. It is 3 storeys in height and built in banded red and grey brick (as are other original buildings on the site) with tiled and gabled roofs and in Arts and Craft style.
- 1.4 To the west and set apart from the Sanatorium is the Chapel which is a Grade II* Listed Building. The chapel is of an unusual 'L' shaped plan with two naves for separate use by men and women, originally open to the south with a stone colonnade, linked by an octagonal chancel and tower. The land which is the subject of the application is to the immediate south west of the Chapel and has approval for a single apartment building for 51 residential apartments

2. Relevant Planning History

- 2.1 The originally approved development of the whole of the site is as below.
- 2.2 Application SDNP/11/03635/FUL – Approved 25th November 2011 - Demolition of extensions to Sanatorium, Chapel, Lodge and Engine House; demolition of freestanding storage buildings to north of Engine House; extensions and alterations to Sanatorium and conversion of 148 apartments including

provision of new swimming pool and gym at basement level together with other communal facilities; use of chapel as shop and cafe; conversion of Lodge, Engine House, Motor House and Nurses Accommodation to 30 houses and apartments; erection of 2 storey terraces and 3 1/2 storey apartments to provide 79 assisted care living units (use Class 2); erection of 51 no. apartments comprising 7 no. 1 bed, 41 no. 2 bed and 3 no. 4 bed units; erection of 108 no. 2 and 2 1/2 storey houses with detached garage/studios, comprising 26 no. 2 bed, 38 no. 3 bed and 44 no. 4 and 4 + bed houses; construction of underground and surface parking facilities; construction of access roads and drives; provision of estate maintenance building and compound; construction of surface water balancing ponds; provision of natural recreation facilities; and landscaping of the grounds and gardens.

2.3 The application was subject to a legal agreement which secured:-

- A financial contribution of £800,000 to meet the need for affordable housing
- A financial contribution of £100,000 to meet the need for the provision of primary education to serve the development.
- Phased construction to ensure restoration of Sanatorium and other listed buildings is undertaken in advance of some of the other enabling development.

Other obligations in relation to the park and grounds and sustainable transport measures were also included in the legal agreement

2.4 If the current application were to be approved, it would necessarily require consequent changes to the conditions and legal agreement to ensure it ties in with earlier approvals.

3. Proposal

3.1 The applicant seeks permission for the subdivision of the approved west apartment building (containing 51 units of accommodation)(as amended in 2019) into 3 separate buildings.

3.2 The previously approved building followed the line of the western nave of the Chapel in a south-westerly direction before turning southwards in alignment with the landscaped garden area to the immediate east (over the basement parking area).

3.3 The proposed subdivision of the buildings also includes the relocation of the northern most block further north and slightly closer to the Chapel than before. The three buildings are of similar proportions and are set more in a uniform rhythm.

3.4 The proposal does result in a small change in the mix of dwellings with the number of 1-bed units reducing from 9 to 4, the number of 2 bed units reducing from 36 to 34, and the number of 3 bed units increasing from 6 to 13.

3.5 The mass and bulk of the 3no proposed buildings remain similar to that approved for the single building with some minor elevation changes in relation to fenestration and terraces. There are also some small landscape changes by necessity given the introduction of gaps between the 3 buildings, and how they link to the landscaped area to the immediate east (and south of the Chapel).

4. Consultations

4.1 Easebourne Parish Council – Objection

- Design creates a single overly dominant building destroying the charm of the original heritage buildings which sat separately and more quietly within the landscape. (*Officer Comment: The proposal is for 3 detached buildings as opposed to one single building*)
- Concerns regarding height of the proposed development which appears to be six storeys tall adding to the obtrusive design appearing urban and inappropriate. Seems this number of floors were approved in 2012.
- Design either connects with Chapel or provides a relationship which enhances or at the very least does not negatively impact on the Chapel but appears to ignore its presence. Design results in significant harm to the heritage buildings and the rural setting.
- Concerns relating to the lack of a solution regarding the provision of water services and reliance on potable water for this development as outlined by the CDC Drainage Engineer.

- Concerns regarding access and turning facilities for refuse and emergency vehicles.
- Revised plans do not appear to make the same or adequate level of provision for bats.
- Disappointing unacceptable application which requires a return to the drawing board.

4.2 **Conservation Officer– Concerns raised with regard to original plans but no objection raised to amended plans**

4.3 **Drainage – Comments**

- Concerns raised in relation to SuDs Infrastructure originally but objection on this matter removed following receipt of further information.
- Concerns about Potable water supply and lack of clarity about how the wider estate will be provided with appropriate sufficient supply.

4.4 **Ecology – No objection**

- Originally concerned with regard to bat area being created and adequacy of this. Subsequently consider introduction of ‘bat caves’ to be acceptable and objection removed. **Highways Authority – Objection removed subject to access and turning for vehicles to be acceptable to Fire Service and Refuse Service.**
- Confirmation subsequently received from Fire Service and Refuse Service that arrangements for access for Refuse truck and Fire Appliances are acceptable.

4.5 **Historic England – No objection**

- Original Plans: It could be argued that a continuous long range is a more appropriate building typology than the proposed three uniform blocks and also more in keeping with the building form and character of the main hospital range. However, agree that this needs to be balanced against the clear enhancement of moving built form further away from the listed chapel as well as increasing the permeability of the site and opening up views.
- Historic England therefore does not object, but recommends the Authority ensures that high quality detailing, materials and landscaping are delivered as part of these amendments
- Comments on amended plans– Do not wish to offer any additional comments.

4.6 **Local Lead Flood Authority – No Comments**

4.7 **Southern Water – No Objections**

4.8 **South East Water – No Comments Received.**

5. **Representations**

5.1 Letters of objections received from 12 residents making the following comments:-

- Water Supply: Object until issues with provision of potable water supply are solved.
- CDC consultation confirms there must be certainty of water provision before any further development takes place and before any consent is granted.
- Drainage: Already problematic formal gardens to the east. These lie above concrete slabs forming the roofs of the car park. Attempts to establish the lawn areas failed due to waterlogged soil conditions. Insufficient soil depth for establishment of tree root systems.
- Loss of Gym and fitness facility size: Reduces the size from the original consented 150 square metres to just 94 sq. m. Questionably inadequate head height for running machines. No natural light and questionable ventilation. Will prove to be inadequate for a community of circa 800 residents.
- Ecology: Not ensured an adequate roof line to ensure an adequate bat space and is of less size than provided in the original plans.

- Design: Unsympathetic to the character and layouts of the adjacent Chapel and Sanatorium buildings. Increase in building mass and enclosure/urbanisation. Height, mass and overbearing dominance of the 3no buildings, adding to high building density in the vicinity. Any benefit of brief glimpses of views between blocks will be negated by greater building surface areas available. Effects on structure and amenity values of the apartments and gardens by prevailing winds the apertures between the blocks must be examined. Will add nothing to setting and enjoyment of the heritage buildings. Will present an excess of brickwork and glass and building ends at variance with the sanatorium and chapel restorations. Will impact on views across Rother Valley and Harting Downs. Only glimpses of woodland will be seen. Prominence of patio windows is incongruous in a heritage site. Worsens the relationship with the Chapel, Sanatorium, Nurses Home and Engine House. Proposal allows little for landscaping.
- Parking/Access: Scheme offers little or no provision for temporary access and parking by residents or service personnel adjacent to the apartments. Concerns about inadequate number of charging stations proposed as part of this application.
- General: Residents of Sanatorium have been prevented from voicing an opinion due to a codicil in the lease. Contend that the changes are not minor. Development in contravention of SDNP objective to protect or enhance the local environment including wildlife habitats, trees and woodlands parks and gardens.

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan comprises the South Downs Local Plan (SDLP) 2014-2033). The relevant policies to this application 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.

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

National Planning Policy Framework and Circular 2010

6.4 Government policy relating to National Parks is set out in English National Parks and the Boards: UK Government and Vision and Circular 2010 and the National Planning Policy Framework (NPPF), which was issued and came into effect on 24 July 2018 and July 2021. The Circular and the NPPF confirm that National parks have the highest status of protection and the NPPF states at Paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and that conservation and enhancement of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

6.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the general duty as respects listed buildings and Conservation Areas. Section 16 relates to the grant of Listed Building consent and states that in considering whether to grant consent special regard be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Act sets the general duty as respects listed buildings in exercise of planning functions. 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. Section 72 relates to the general duty as respects conservation areas in exercising of planning functions and requires that “special attention shall be paid to the desirability of preserving or enhancing the character of that area”.

Major Development

- 6.6 Paragraph 176 of the NPPF outlines that “the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimize adverse impacts on the designate areas”.
- 6.7 Paragraph 177 also states, “When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development (60) other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) The need for development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) The cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated”.
- 6.8 Footnote 60 to Paragraph 177 provides further clarification; “for the purposes of Paragraphs 176 and 177, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined”.
- 6.9 The original application for comprehensive development was considered to be major for the purposes of Paragraph 176 and 177 (previously encapsulated within PPS7 when the original application was considered). Given that the principle of major development was accepted on the original application and this scheme merely seeks minor material amendments to that scheme, it is considered that the proposal accords with this part of the NPPF.

Relationship of the Development Plan to the NPPF and Circular 2010

- 6.10 The Development Plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

National Planning Policy Framework (NPPF) 2021

- 6.11 The NPPF has been considered as a whole and its following sections are particularly relevant in the assessment of this application:
- Achieving sustainable development
 - Delivering a sufficient supply of homes
 - Making effective use of land
 - Achieving well-designed places
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment

The South Downs National Park Partnership Management Plan 2020-2025

- 6.12 The Environment Act 1995 (as amended) 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 out 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 priorities of most relevance to this proposal are: 1.1, 3.1, 4.1 & 9.2.

Other relevant material considerations

- 6.13 The following are relevant material considerations:
- Adopted Parking SPD

- Adopted Sustainable Construction SPD
- Ecosystems Services Technical Advice Note 2019
- Dark Skies Technical Advice Note 2020.

7. Planning Policy

7.1 Whilst the South Downs Local Plan must be read as a whole, the following policies are particularly relevant:

- SD1: Sustainable Development
- SD2: Ecosystem Services
- SD3: Major Development
- SD4: Landscape Character
- SD5: Design
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD12: Historic Environment
- SD13: Listed Buildings
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD20: Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking Provision
- SD25: Development Strategy
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD42: Infrastructure
- SD48: Climate Change and sustainable Use of Resources
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy

8. Planning Assessment

Introduction

8.1 The application for three apartment blocks needs to be considered in light of the permitted scheme for one larger block of apartments building.

8.2 The key issues in this case are:-

- Design & Landscape, including the impact of the proposal on the character and setting of the nearby listed buildings.
- Highway Issues
- Ecology
- Water Supply

Principle of Development

8.3 The amendments are considered to be sufficiently minor as to be considered as a S73 application for minor material amendments to the approved scheme, given that the mass, bulk and height of the 3

blocks remains comparable to that previously approved in one block.

- 8.4 It is clear from the history in relation to the site that the principle of provision of an apartment block to the south east of the Chapel was acceptable.
- 8.5 The original approved apartment block could still be built out and, given that the changes to the proposal basically involve the subdivision of the block into 3 buildings, but retaining the same number of units and a comparable mass and bulk to the buildings, the principle is considered to be acceptable, subject to other material considerations outlined below. The height of the building, number of storeys and width is broadly the same as that previously approved with similar fenestration and material details.
- 8.6 The marginal relocation of the 3 blocks would not have an unacceptable impact on the setting of the Listed Chapel to the north east, the Sanatorium to the east or the Engine Building to the north. Historic England have not raised an objection to the proposals.
- 8.7 It is therefore considered that the general principle of the changes proposed are acceptable.

Highways and parking issues

- 8.8 The proposal is considered to be acceptable in relation to highway issues. Parking provision is in line with the original approval and turning for Fire Appliances and Refuse vehicles is considered to be acceptable and no objection has been raised by the relevant consultees in this respect.
- 8.9 The issue of car charging points has been raised in representations and this addressed in Condition 20.

Ecology

- 8.10 The Ecologist had raised concerns about the provision of bat roosts in the roof being inadequate on the originally submitted plans. The applicant subsequently provided amended plans introducing bat caves within the building. The Ecologist considered the amendments to be an acceptable alternative solution and removed their objection. It is therefore considered, subject to a condition ensuring the provision of the bat caves, that the scheme is acceptable in relation to ecological interests (Condition 21).

Water Supply & Drainage

- 8.11 A number of objections (including that from the Parish Council) raise concerns in relation to the impact of the proposals in relation to potable water supply for the Estate. Residents have stated that the water supply continues to be inadequate for the Estate as it currently exists and further development will only exacerbate the issue.
- 8.12 Whilst the concerns are noted, it must be acknowledged that this application seeks approval for a minor amendment to a scheme already approved which is extant and could be built out were this application to be refused. Given that the proposal would make negligible difference in water supply to that already approved, it is considered a refusal on the grounds of inadequate water supply could not be sustained. It should also be noted that Southern Water have raised no objection to the proposal and no consultation response has been received from South East Water.
- 8.13 Whilst the concerns relating to Drainage are noted, the amendments are not considered to result in unacceptable drainage and the Drainage Engineer has not raised an objection on this basis.

Ecosystem Services/Biodiversity Net Gain

- 8.14 Given that the application seeks merely to introduce minor amendments to that already approved on earlier applications, it is not considered that further enhancements could be reasonably sought in relation to this application.

Other Issues

- 8.15 Concerns have been raised by residents that the proposed gymnasium facilities are inadequate compared to both that existing on the Estate and that originally approved in 2012. The existing gymnasium within the Sanatorium was approved in 2013. Due to issues with the restricted nature of the space, the applicants began looking at alternatives including relocating to the west apartments. The floor space proposed is marginally larger (117sq m as opposed to 114 sq. m) than the existing gymnasium in the Sanatorium. Given this, it is not considered that the provision is unacceptable.

9. Conclusion

- 9.1 In conclusion, it is considered that the amendments are considered to be minor for the purposes of Section 73 of the Town and Country Planning Act. The proposals are considered to be acceptable in terms of impact on the heritage assets, and the landscape character of the Estate, especially having had regard to the comparisons with the original approval.
- 9.2 The proposal is also considered to be acceptable in relation to impact on infrastructure, highways issues and Ecology interests and approval is therefore recommended subject to the necessary deed of variation to the legal agreement and appropriate conditions

10. Reason for Recommendation

- 10.1 Application SDNP/20/04766/CND is recommended for approval subject to a deed of variation to the Section 106 Agreement to be completed to incorporate this application and subject to the following conditions:-

Please note the first 18 Conditions are necessarily imposed as they relate to the comprehensive development of the site. The final 3 conditions relate specifically to elements within this application for the apartment blocks.

List of Conditions

1. The development hereby permitted shall be carried out and completed in accordance with the submitted plans, specifications and written particulars identified within the decision notice.
Reason: to ensure that the development is carried out in accordance with the approved plans in accordance with National and Local Development Plan policies.
2. No external walls shall be constructed, repaired or re-faced within each zone other than in accordance with a sample panel of brick/stone showing the proposed mortar and pointing finish which shall be erected on site and approved by the Local Planning Authority in writing before any such works are commenced and shall be maintained as approved until all such works are complete.
Reason: to ensure that the appearance of the development is satisfactory and enhances and conserved the listed buildings and their settings
3. The approved sustainable urban drainage scheme shall be managed and maintained in accordance with the agreed management and maintenance plan unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of sustainable development and to prevent the increase risk of flooding and to ensure the future maintenance of the surface water drainage system to comply with the requirements of the NPPF
4. Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), have been submitted to and approved by the Local Planning Authority in writing. The development shall not be completed other than in accordance with the approved details.
Reason: to prevent contamination of protected watercourses and in the interests of the safety and amenity of the future occupants in compliance with the requirements of the NPPF
5. Before any dwelling within each zone of the development hereby permitted is brought into use the cycle parking facilities shown on the approved plan shall be provided unless otherwise agreed in writing with the Local Planning Authority.
Reason: To improve provision for cyclists to reduce reliance on the private car.
6. Before any dwelling hereby permitted is brought into use the approved arrangements for the collection and disposal of waste and recycling materials from the dwelling shall be provided unless otherwise agreed in writing with the Local Planning Authority.

Reason: to ensure adequate provision is made for waste collection and disposal in the interests of amenity

7. Before occupation of the final dwelling, an updated Landscape Management Plan together with a timetable for the implementation of the Plan shall be submitted to and approved by the Local Planning Authority. The Landscape Management Plan shall be implemented across the whole site in accordance with the approved timetable and any trees or plants which die or are removed or become seriously damaged or diseased within 5 years of the completion of the development, shall be replaced in the next planting season by plants of a size and of a native species to be agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and enhances and conserves the listed buildings and their settings.

8. The Ecological Management Plan shall be implemented in accordance with the timetable approved under Condition 16 of planning permission 11/03635/FUL.

Reason: In the interests of biodiversity enhancement and protection and to ensure the natural beauty and wildlife is conserved and enhanced in this area of the South Downs National Park.

9. Before any development where piling is proposed is begun, the method of piling shall have been submitted to and approved in writing, but such piling method shall exclude the use of top driven piling.

Reason: In the interests of the amenity of the area and to maintain the tranquillity of the area to conserve the character of this part of the South Downs National Park.

10. The construction of the development and associated works shall not take place on Sundays or Public Holidays or any time otherwise than between the hours of 0700 hours and 1800 hours Mondays to Fridays and 0800 hours and 1300 hours on Saturdays.

Reason: In the interests of the amenity of the area and to maintain the tranquillity of the area to conserve the character of this part of the South Downs National Park.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order) no additions to, or extensions or enlargements of, or installation of microgeneration equipment and alterations affecting the external appearance of, the dwellings hereby permitted shall be made or erected.

Reason: To ensure that the appearance of the development is satisfactory and enhances and conserves the listed buildings and their settings

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order) no building, or shed, greenhouse or other structure, shall be erected anywhere on the application site other than as shown on the plans hereby permitted.

Reason: To ensure that the appearance of the development is satisfactory and enhances and conserves the listed buildings and their settings.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order) no walls, fences, gates or other means of enclosure shall be erected anywhere on the application site other than as shown on the plans hereby permitted.

Reason: To ensure that the appearance of the development is satisfactory and enhances and conserves the listed buildings and their settings

14. No works to trees shall be carried out other than in accordance with British Standard 3998 'Recommendations for Tree Work' or any revision or replacement thereof.

Reason: To ensure the work is carried out is to the long-term wellbeing of the tree(s) to protect the amenities of the area

15. Development shall be occupied in accordance with the ongoing provisions of the agreed Travel Plan, which includes the following measures to reduce reliance on the private car:

- Provision of a mini-bus service between the site, Midhurst and Haslemere
- Travel vouchers for new residents for one month of bus travel
- Promotion of bus services
- Bikeability training
- Travel cards for young people for their first applicable year
- Appointment of a Travel Plan Co-ordinator
- Targets for trip rate reduction with appropriate penalties
- 5 years of TRICs surveys
- Personal journey planner for residents
- A car club

Reason: to ensure there is reduced reliance on the private car in the interests of sustainable development and to comply with the National Planning Policy Framework.

16. No external lighting shall be provided within each zone of the site other than in accordance with details submitted to and approved in writing by the Local Planning Authority. The details shall include measures to ensure such lighting is only switched on when needed using methods such as motion sensors. The lighting shall be installed, operated and maintained in accordance with the approved details.

Reason: To conserve and enhance the natural beauty and wildlife of the South Downs National Park and in the interests of protecting the Dark Night Skies

17. Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the South Downs National Park Authority in writing within 5 working days. Works shall be halted in the area/part of the building affected until provision has been made for the retention and/or recording in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of structures on the site is safeguarded and recorded

18. Development shall be carried out in accordance with the measures set out within the Mitigation Licence WML-A13-1 document dated July 2018, unless varied by an amended or alternate European Protected Species licence subsequently issued by Natural England. Thereafter, the replacement bat roosts shall be permanently maintained and retained in accordance with the approved details.

Reason: to ensure the favourable conservation status of bats

19. No development within each zone shall commence until details showing the proposed location of the required fire hydrants have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of any dwelling/unit forming part of the proposed development in each zone the required fire hydrants shall be installed in the approved locations to BS 750 standards or stored water supply connected to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting. The fire hydrant shall thereafter be maintained as part of the development.

Reason: In the interests of amenity.

20. Before development commences in each zone, details shall be provided of proposed Electric Vehicle charging points for approval by the Local Planning Authority. The approved charging points shall be installed and capable of use before the first occupation of any of the dwellings that is allocated a parking space with an electric vehicle charging point before any of the dwellings in each zone are occupied and shall thereafter be retained so as to be capable of use.

Reason: In the interests of Sustainable development and in accordance with Policy SD22 of the South Downs Local Plan and the Adopted Sustainable Construction SPD.

21. The bat caves detailed on the approved plans, shall be provided prior to the occupation of the dwellings located in the southernmost residential block of the west apartments and shall be retained thereafter.

Reason: In the interests of Ecology and in accordance with Policy SD9 of the South Downs Local Plan.

11. Crime and Disorder Implications

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

12. Human Rights Implications

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

13. Equality Act 2010

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

14. Proactive Working

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of advice from the SDNPA Development Management Officer and SDNPA Historic Buildings Officer during the application and the opportunity to provide additional information to add additional value as identified by SDNPA Officers and consultees.

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer: Rob Ainslie
Tel: 01730 819 265
email: robert.ainslie@southdowns.gov.uk
SDNPA Consultees: Director of Planning & Legal Services
Background Documents:

Current Application Documents

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=QIX5JHTU0EF00&activeTab=summary>

South Downs Partnership Management Plan

<https://www.southdowns.gov.uk/partnership-management-plan/>

South Downs Local Plan

https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf

National Planning Policy Framework

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Adopted Sustainable Construction SPD

<https://www.southdowns.gov.uk/wp-content/uploads/2020/08/Sustainable-Construction-SPD-FINAL-25-Aug-2020.pdf>

Design SPD (currently out to consultation)

<https://www.southdowns.gov.uk/wp-content/uploads/2021/06/Public-Consultation-Design-Guide-SPD-low-res.pdf>

[Original Application](#)

[Enabling Development and the Conservation of Significant Places – Historic England](#)

