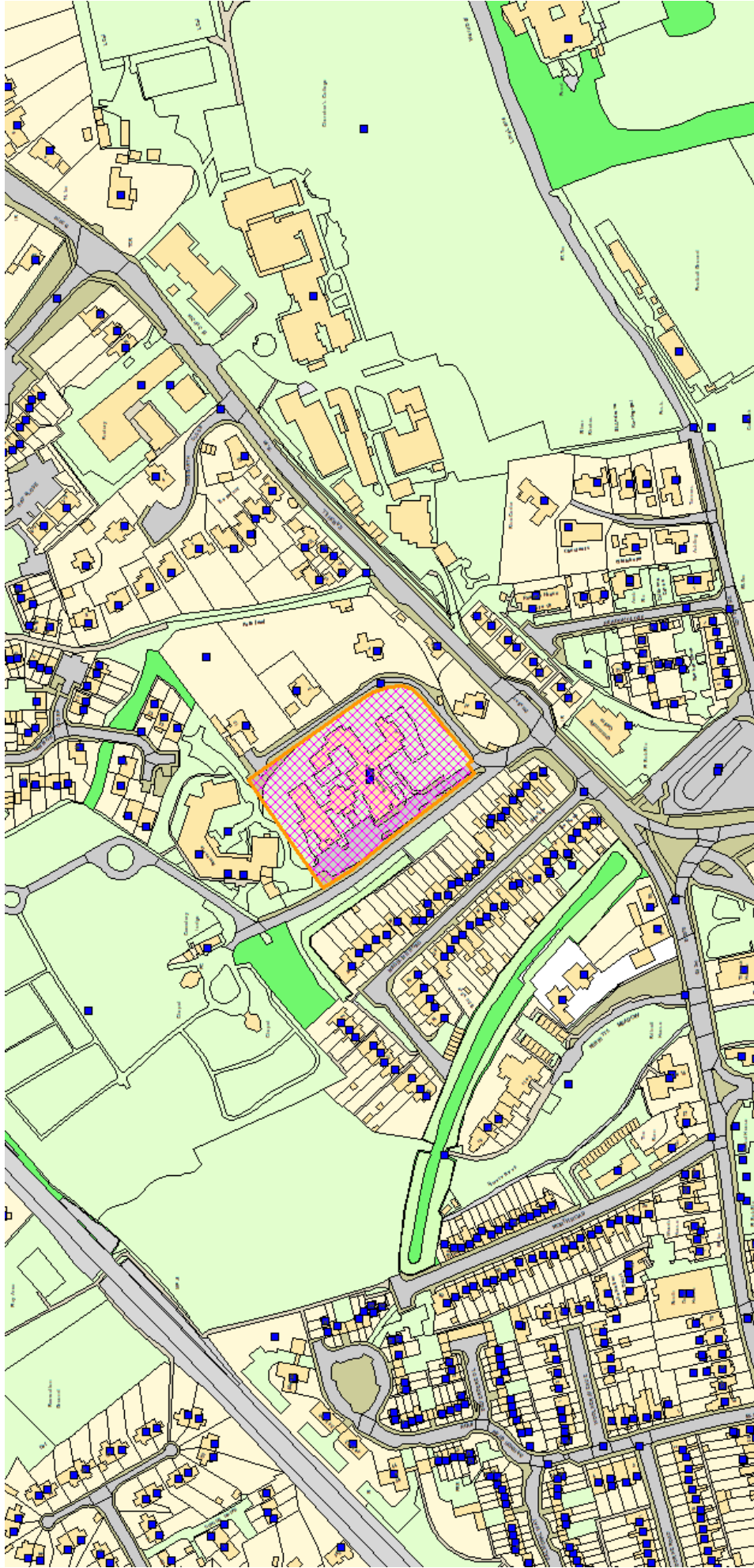


Report to: **Planning Committee**
Date: **20 January 2022**
By: **Director of Planning**
Local Authority **East Hampshire District Council**
Application Number **SDNP/21/03755/FUL**
Applicant **Housing 21**
Application **Demolition of the existing Bulmer House and construction of a new 56 apartment extra care scheme and day centre with associated landscaping.**
Address: **Bulmer House, 4 Ramshill, Petersfield, Hampshire GU31 4AP**

Recommendation: That planning permission be granted subject to:

- 1) The completion of a legal agreement to secure the following, the final form of which is to be delegated to the Director of Planning:**
 - An extra care housing scheme with a 100% affordable housing tenure**
 - A Travel Plan with associated financial contributions.**
 - 2) The completion of a satisfactory preliminary feasible surface water drainage layout supported with an additional ground water assessment.**
 - 3) The conditions as set out in paragraph 10.2 of this report**
 - 4) That authority be delegated to the Director of Planning to refuse the application with the appropriate reasons if:**
 - a) the S106 Agreement is not completed or satisfactory progress is not being made within 6 months of the 20th January 2022 Planning Committee meeting.**
 - b) surface water drainage proposals are not submitted and/or are not demonstrated to be feasible with a supporting additional groundwater assessment.**
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Site Location Map



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Executive Summary

The application site is occupied by a vacant c.1970s building called Bulmer House, which was previously used as a care home by Hampshire County Council. The application proposes a residential extra care scheme comprising of 56 flats (1 and 2 beds). All of the flats would be 100% affordable with social rented and shared ownership tenures. The main considerations are:

- 1) The site is allocated in the Petersfield Neighbourhood Development Plan (PNDP) for an extra care housing scheme for an indicative 40 dwellings.
- 2) The scale and design of the development.

Issue 1

- An extra care scheme is proposed which would accord with this policy, albeit it is a larger scale of development than the policy envisaged.

Issue 2

- The proposed building is of a contemporary design, which has some references to Petersfield. The Design Officer has raised concern about the architecture and that the building appears overly institutional in character and lacks a 'human' scale.
- The Design and Landscape officers raise concern about the building's size and the inability to provide more generous and better outdoor amenity space for residents, as well as further environmental benefits (eg. ecosystems services, biodiversity net gain, green infrastructure, SUDs).
- Given the nature of the scheme, a level floor plan through the building is required. This has influenced how the design of the building responds to the site's sloping topography for instance. The design is landscape led as far as the core practical considerations of accommodating the building allow. The height of the building has also sought to be minimised with accommodation being proposed in the roof space.
- The representations received also raise concerns about the scale, mass and bulk and architectural approach of the scheme and how the development could impact upon the character and appearance of the area and surrounding amenities.
- Overall, an acceptable scale and design, on balance, is proposed for the reasons outlined in the report.

The application is before Members due to the scale and nature of the development and the policy issues it raises.

I. Site Description

- I.1 Bulmer House is a vacant 44 bed care home that was operated by Hampshire County Council. It dates from the 1970s and is constructed out of brick with varied roof heights and forms, up to two storeys high, with an irregular shaped footprint that creates varied amenity space around it.
- I.2 The site's access on Ramshill is shared with neighbouring dwellings, a care home, and Petersfield Cemetery. The access road runs in front of Bulmer House, where there are parking areas, and into the adjacent care home site called Ramscote, whilst there is a separate road leading to the cemetery north west of the site.
- I.3 The site predominantly slopes downwards in a south east direction from Ramscote to Ramshill. Bulmer House is on higher ground to Ramshill as well as the cemetery access and residential streets to the south west, but it is on lower ground than the dwellings adjacent to the north east site boundary. Whilst it is a large building, it is not overly prominent in views from Ramshill through the access and neighbouring properties and trees screen it from other vantage points.
- I.4 Mature trees, which are subject to a tree preservation order, line the south east and north east site boundaries, which separate the site from a shared access for the neighbouring dwellings. There are further conifer trees and fencing along the boundary with Ramscote.

1.5 Within the vicinity of the site are 3 listed buildings. A dwelling (Cliff Cottage) adjacent to the site access is grade II listed and a chapel and church at Petersfield Cemetery are also grade II listed. The site is north east of the town centre which is a short distance away and it is outside of Petersfield's conservation area.

2. Relevant Planning History

2.1 No relevant planning applications.

2.2 SDNP/19/01355/PRE: Demolition of existing building and erection of a 56 unit extra care scheme with communal spaces and day centre with associated parking and landscaping. Pre-application enquiry closed 17.07.2019. Pre-application proposals were considered at a Design Review Panel meeting, which raised the following summary points:

- Lack of information and evidence to support the proposals at that time.
- Cannot support complete redevelopment without further justification for not re-using the existing building.
- Layout was overdevelopment and not supported.
- More understanding of the site's constraints and opportunities and context needed to create a better quality of environment and layout.

2.3 SDNP/20/01331/PRE: Demolition of existing Bulmer House and provision of new extra care scheme and day centre with associated hard and soft landscaping. No final formal advice issued prior to receiving the application. The following advice was provided:

DRP and officer feedback (initial design):

- Need to give further consideration to levels.
- Concern regarding 3 storeys as proposed.
- Large building - quality of the external environment important.
- Existing building is relatively 'tranquil' and the site is under developed.
- Need to create a landscape with a holistic approach to create good place making for residents with specific needs.
- Needs to be landscape-led.

Officer feedback on revised design

- Relatively contemporary architecture supported.
- Need to achieve a highly sustainable development – BREEAM Excellent and SD48.
- A coherent simplified palette of materials and architectural detailing supported.
- Mansard style roof helps to reduce the scale of the building.
- Floor plan and functional requirements of the building and viability are driving the overall design process.
- Principle of courtyard spaces around the building supported but concern about amount of outdoor space provided.

3. Proposal

3.1 A 56 bed residential extra care scheme is proposed to replace Bulmer House. It would comprise of 1 and 2 bed age restricted (55+years) flats and be a 100% affordable scheme, with social rented and shared ownership tenures (70%/30% respectively) as below. The affordable tenure would be secured via a Legal Agreement (see Recommendation).

Bedrooms	No of flats	Tenure
1	37	All social rented
2	19	2 social rented, 17 shared ownership
Total	56	

- 3.2 The building includes communal facilities including areas such as a café/dining room, hair salon, lounges and terraces. It also includes a day centre for use by non-resident older persons as well and groups from the wider community to create a ‘hub’ within the building. Activities could also involve engagement with local schools for intergenerational activities. The day centre would provide a range of activities and ‘one stop shop’ for a variety of services for people with care needs. This would include dementia advisors, financial, legal and benefits advice, health clinics and offer support for carers. The centre could also be used as a full day care service for people. This aspect of the scheme is proposed to encourage activity and create an active community to avoid social isolation, improve health and wellbeing and help people to stay in their homes for longer and prevent needing higher cost social care services.

Layout and architecture

- 3.3 A new building up to 2.5/3 storeys high would be orientated to face onto the existing access and parking areas, which would be retained and improved by a new hard and soft landscape scheme. The building would have a central main entrance section with wings either side. The building would range in height between 9.5m to 10.8m, when measured from the proposed topography around the building, but it would generally have a consistent roof height apart from the lower south eastern wing closest to Ramshill which would be 2 storey.
- 3.4 It would have a larger footprint compared to Bulmer House and its footprint has been designed to create two south west facing courtyards at the front of the building and two smaller courtyards and amenity space behind it. The two frontage courtyards would be accessed and used in conjunction with the communal lounge, café/dinning room, and day centre, whilst the rear courtyards would be more private spaces.
- 3.5 The building would be partially set into the existing topography, which would involve a retaining wall at its north eastern corner. The ground level of the building partially steps down between the northern wing and the day centre and communal areas in response to topography but, principally, a level ground floor plan is proposed which would result in the south east end of the building having a raised brick plinth given the falling ground levels through the site.
- 3.6 A contemporary form of architecture is proposed. It would be predominantly red brick with Flemish bond and blue brick detailing around windows. A central projecting section on the frontage central wing would identify the building’s main entrance. Timber cladding is also proposed within all elevations to varying degrees. A zinc clad mansard roof form is proposed with the second floor accommodated within the roof space, with contemporary dormer window designs. Floor to ceiling windows and balconies, with glazed balustrades, are proposed.
- 3.7 Internally, wider corridors with seating areas, to encourage interaction amongst residents and rest stops, are proposed and the first and second floors would have level access. Each flat would have an open plan layout with private balconies. Their size, layout, finishes and specifications accommodate resident’s varying needs. –National ‘HAPPI’ principles/guidance have been used to design the internal arrangement and specifications of the scheme. A communal room and attached outdoor terrace are proposed on the second floor at the front of the building, which would afford views of the Downs.

Sustainability of the building

- 3.8 The building would achieve a high ‘Very Good’ BREEAM rating (it achieves 64% in the BREEAM scoring, with the excellent rating being 70% and above). The proposals target a

40% reduction in CO2 emissions above base levels. This would principally incorporate improvements in thermal insulation and air tightness of the building fabric (to avoid heat loss) in conjunction with renewable technologies, as below.

- 3.9 The building does not propose fossil fuel powered heating and hot water systems. A Mechanical Ventilation Heat Recovery (MVHR) system along with combined heat pumps for hot water in the flats and air source heat pumps for hot water and heating in the communal areas. Solar PV would be installed on flat roofs. Green roofs are also proposed on the south east 2 storey wing. Electric vehicle charging points are also proposed.

Access and vehicle parking

- 3.10 The existing access would be retained, which would still facilitate access to Ramscote. The parking is proposed in the northern part of the site, in front of the building in approximately the same areas as the existing, and would increase from 19 to 23 spaces. Minibus parking, drop off/pick up point and 21 cycle spaces are also proposed. Storage for 16 mobility scooters would be accessible at the main entrance. An improved crossing point along the access road is also proposed.

The landscape scheme

- 3.11 At present, the areas around the building are amenity grass with some planting within courtyards, hedging and trees. The mature trees along the around the south east and north east site boundaries would be retained. Conifer trees along the northern boundary would be replaced. In total, 22 individual trees are proposed to be removed with the majority classified as category C tree (i.e of poorer condition). All of the key mature boundary trees would be retained.
- 3.12 The courtyards around the building would have differing characters and functions. They would provide 'active and 'passive' amenity space regarding the level of seclusion and activity within them. The courtyards at the front of the building would allow for 'spill out' from the café/dining area and day centre. Behind the building, there would be garden space with including growing beds and seating and paths leading around the building. Hard surfacing would be level and create clear definition of spaces and routes to assist residents. A wide variety of planting is also proposed.

External and internal lighting

- 3.13 The scheme requires a certain level of lighting given its use and range of care needs and abilities of future residents. Exterior lighting is proposed to minimise upward light spill.

Drainage and SUDs

- 3.14 Foul drainage would connect to the existing sewer network. Surface water drainage would be primarily managed through soakaways and underground attenuation tanks, with permeable surfaces and rain gardens also introduced where feasible.

4. Consultations

- 4.1 **Arboriculture:** No objection, subject to condition.

- 4.2 **Dark Night Skies:** No objection.

- 4.3 **Design:** Objection

- Building is too large for the site, at the expense of creating attractive and contiguous communal open space. - Fails to demonstrate that the quality and quantity of the external open space is adequate for its purpose.
- Monotonous roof line, more articulation required; north east and south east elevations are institutional in character.
- Needs to be more a 'human' scale of development and does not speak of Petersfield.
- Repetitive architectural detail looking horizontally across the elevations, more articulation vertically needed.

- Mix of 2 storeys is appropriate but more varied massing recommended.
- Main red brick acceptable, query whether blue brick is locally characteristic.
- Real timber required for cladding, UPVC windows and doors discouraged.
- Vehicle dominated access.
- Require locally characteristic landscape scheme.
- Multifunctional SUDS scheme needs to be more ambitious and inform the layout, including green roofs.

Sustainability

- Does not meet BREEAM excellent and the combination of sustainability measures proposed don't cumulatively overcome the need to meet the excellent rating.
- Sustainable Construction SPD requirements not fully achieved.

4.4 **Drainage:** No objection, subject to conditions.

4.5 **Ecology:** No objection, subject to conditions.

4.6 **Environment Agency:** No response, Members will be updated.

4.7 **Environmental Health:** No objection, subject to conditions.

4.8 **Highways Authority:** No objection, subject to securing a Travel Plan and conditions.

4.9 **Historic Buildings Officer:** No response, comments to be provided in the Update Sheet.

4.10 **Housing:** Support.

- Ideal location, enabling residents to access local transport and amenities.
- Affordable housing exceeds policy SD28.
- Will deliver significant housing and welfare benefits.
- 1 and 2 bed flats and tenure mix supported; 56 flats the minimum threshold to viably deliver extra care provision.
- Would help to address considerable shortfall in affordable housing of this nature.
- Substantial local need for affordable rented in Petersfield and East Hampshire.
- Will offer choice and quality of affordable housing with essential care and support ,whilst promoting independent living.
- Communal area, day centre will enable residents to socialise and reduce isolation.
- EHDC's Welfare and Wellbeing Strategy 2020-2024 is to support an ageing population and create a dementia friendly district to encourage people's resilience, independence, and reduce social isolation.

4.11 **Landscape:** Objection.

- Tension between environmental considerations and critical number of bedrooms viably needed; question whether the site has the capacity to deliver the scheme.
- Large footprint constrains outdoor spaces, which need to deliver multifunctional benefits - eg ecosystems services, biodiversity net gain, green infrastructure, SUDs.
- Greater outdoor space required; could also be more creative with the space available.
- Character of each courtyard could be stronger/developed further to provide a variety of experiences for residents.
- Raingardens need to make a meaningful contribution to managing surface water.
- Green walls could break up elevations and potential overbearing mass of the building.

- Rear courtyards would be shady areas for growing plants.
- Designing a courtyard space around a theme of water is a positive idea, but links with sustainability and using this space to manage surface water is a missed opportunity.
- Soil tests need to be undertaken first to determine the likely success of new planting.
- Location of air source heat pumps undermine the amenity of the frontage.

Summary

- A better landscape-led approach would (1) result in a smaller building footprint which makes use of the changing topography and is articulated in the design; (2) improve upon amount and quality of outdoor space to benefit residents; and (3) deliver a more policy compliant scheme regarding multifunctional benefits.

4.12 **Lead Flood Authority:** Comments.

- Further ground infiltration testing required
- No ground water assessment provided to show seasonal variations (winter months).
- If the above results show that infiltration is unfeasible, an alternative surface water management strategy required.
- Submitted information insufficient and a more detailed drainage strategy is required prior to granting Planning Permission and not via condition.

4.13 **Natural England:** Response received, no comments.

4.14 **Petersfield Town Council:** No objection. However, concern about whether sufficient parking is provided for residents and visitors and amount of outside amenity space.

4.15 **Southern Water:** No objection, subject to condition.

5. **Representations**

5.1 6 objections and a neutral response have been received, which raise the following:

- Application lacks detail, which does not meet the relevant policies of the Development Plan nor provides a full assessment of the impacts upon neighbouring properties, cultural heritage and ground levels and ground stability.
- Overdevelopment of the site; equating to 80dph.
- Excessive height, scale, bulk and massing and poor siting.
- Impact upon the character and appearance of the area.
- Monolithic architecture - not reflective of the townscape and would not make a positive contribution to local distinctiveness and sense of place.
- Large, high density, development would be adjacent to a lower density area designated as an area of special housing character in the PNDP.
- Refurbishment of the existing building is significantly environmentally less damaging than the redevelopment. Eg- carbon emissions.
- Loss of habitat and trees contrary to National Park policy.
- Impact upon TPO trees not fully assessed and further information on levels required.
- Impact on existing flora and fauna with redevelopment and loss of trees.
- Development does not achieve BREEAM 'Excellent' rating; conflict with SD48.
- Major development and no exceptional circumstances to justify it.
- Fails to converse or enhance the special qualities of the National Park.

Cultural Heritage

- Lack of Heritage Statement to assess the impact on nearby heritage assets; contrary to SD12 and NPPF.
- Differences in topography between the site and Cliff Cottage would create a harmful relationship; impact on setting.
- Proposals not informed by a clear understanding and appreciation of the historic development in the site's vicinity.

Amenity

- Scheme will be overbearing and visually dominant towards neighbouring property.
- Will increase noise disturbance through activity on site and from increased traffic.
- Noise Assessment only considers road traffic, not new residents and external plant and operational activities, and how this could affect neighbouring properties.
- Quality of life of neighbouring properties will be harmed.
- Loss of privacy and outlook, sense of enclosure.
- Development too close to neighbouring dwellings to safeguard amenities, given its scale.
- No assessment of impact upon daylight/sunlight to neighbouring properties.
- During winter months existing boundary trees will not be an effective screen.
- Views from neighbouring gardens; building will appear incongruous.

Highways, access & parking

- Insufficient parking provided; residents will still be driving as outlined in HCC guidance, which contradicts applicant's submission.
- Potential for overspill parking elsewhere.
- Poor visibility onto Ramshill.
- Speed bumps should be implemented on the Bulmer House access road for safety.
- Adjoining property has rights under Title, which should not be affected.
- Narrow strip of land at the site entrance has no right of way.

Neutral response

- Hampshire Swifts encourage installing multiple integral swift bricks as a condition.

5.2 **The Petersfield Society:** Objection.

- Principle accepted, but needs a better design solution.
- Design is not of a high standard for an important building.
- Design is dull, expresses an institutional air.
- Not a genuine mansard roof and is not a traditional feature in Petersfield.

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises the South Downs Local Plan (SDLP) 2014-2033 and the Petersfield Neighbourhood Development Plan (PNDP) 2013-2028. The particularly 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, greater weight shall be given to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in a National Park, whereby conservation takes precedence. There is also a duty upon the Local Planning Authority to foster the economic and social wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework 2021 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 revised National Planning Policy Framework (NPPF) (2021). The Circular and NPPF confirm that National Parks have the highest status of protection. 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 the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks. It states “*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 minimise adverse impacts on the designated areas.*”.

Major development

Paragraph 177 of the NPPF also outlines that “*planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

- a) the need for the 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 that could be moderated”*

- 6.4 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”.*

- 6.5 Having assessed the application and considered relevant case law, the scheme is not major development for the purposes of paragraph 177 of the NPPF and its footnote (no.60) and policy SD3. This is a matter of judgement based on the scale, character, nature and setting of the development and whether there would be a significant adverse impact on the purposes for which the National Park has been designated or defined.

- 6.6 In this instance, the site is located well within the urban context of Petersfield, surrounded by a mix of uses and scales of development. It is not discernible from elevated wider vantage points towards Petersfield. Given the overall scale of development and its surrounding built context there would not be a significant adverse impact upon the National Park landscape and the purposes for which the area has been designated or defined.

Relationship of the Development Plan to the NPPF and Circular 2010

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

National Planning Policy Framework (NPPF) 2021

6.8 The NPPF has been considered as a whole and its following sections are particularly relevant in the assessment of this application:

- Achieving sustainable development
- Making effective use of land
- Achieving well-designed places
- Conserving and enhancing the natural environment
- Meeting the challenge of climate change, flooding and coastal change.

The South Downs National Park Partnership Management Plan 2020-2025

6.9 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 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, 3, 9, 48, and 50.

Relevant legislation for heritage assets

6.10 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.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

6.11 A screening opinion has concluded that for reasons of scale, use, character and design and environmental considerations associated with the site, the proposals are not EIA development within the meaning of the relevant 2017 legislation. Therefore, an EIA is not required.

The Conservation of Habitats and Species Regulations 2017

6.12 Following a screening of the proposals, it is considered that a likely significant effect upon a European designated site, either alone or in combination with other proposals, would not occur given the scale, use, and location of what is proposed. Consequently, an Appropriate Assessment under a Habitats Regulation Assessment is not required.

Other relevant material considerations

6.13 The following are relevant considerations:

- Adopted Sustainable Construction SPD.
- Adopted Parking for Residential and Non-Residential Development SPD.
- Ecosystems Services Technical Advice Note 2019.
- The Petersfield Town Design Statement 2010.
- Dark Night Skies Technical Advice Note 2020.
- Draft Design SPD. This draft document has undergone public consultation but has limited weight in decision making currently.

7. Planning Policy

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

- SD2: Ecosystems Services

- SD4: Landscape Character
- SD5: Design
- SD48: Climate Change and Sustainable Use of Resources

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

- BEP1: The character, setting and quality of the town’s built environment.
- BEP7: Sustainable and adaptable Buildings.
- HPI: Allocate development areas sufficient for a minimum of 700 new dwellings.
- HP3: Allocate housing to meet the needs of an ageing population.
- HP8 – Quality and layout of new housing developments.
- GAPI: Provide pedestrian, cycle and mobility scooter access to the town centre from new developments.

8. Planning Assessment

- 8.1 This vacant site has not been contributing to the housing and care needs of Petersfield and the wider area and is no longer fit for purpose to meet modern needs and requirements of an extra care scheme. The Housing Officer has outlined a substantial need for affordable extra care accommodation and the SDLP outlines a need for this type and tenure of accommodation also. The proposals would, therefore, make a good contribution to addressing housing and care needs in a sustainable location.
- 8.2 The site is allocated in the PNDP for new specialist housing. Policy HPI identifies an indicative site capacity of 40 dwellings and links to policy HP3, which outlines that it is allocated to provide specialist housing and continuing care facilities “*to meet the on-going and changing needs of older persons.*” It is noteworthy that HP3 does not expect any future scheme to provide any affordable housing contribution on site. It states “*The proposed development will not be expected to provide on site affordable housing but the developer will be required to make a financial contribution which will be agreed with the Local Planning Authority.*” A 100% affordable scheme with a majority tenure of social rented flats is, therefore, a significant improvement beyond this PNDP policy.
- 8.3 It is important to clarify, at this point, that previous SDNPA decisions, appeals and case law have considered when extra care schemes fall into the C2 Use Class, through relatively low levels of care, rather than conventional housing (Use Class C3). The scheme is considered to be a C2 use, however, in any event, it would accord with HPI and HP3 on the basis that extra care housing for independent living is proposed, which would be secured via condition and a Legal Agreement (see Recommendation).
- 8.4 Policies HPI and HP3 also cite the need to accord with the PNDP design framework for the site and any other relevant PNDP policies (and those of the now superseded East Hampshire Joint Core Strategy 2014). Unlike many of the design frameworks for other allocations in the PNDP, the design framework for the application site is quite limited (see **Appendix I**). In this respect, there is not an indicative layout or specific design considerations to inform the design that might otherwise ‘compete’ with the SDLP’s landscape-led approach.
- 8.5 The indicative 40 units cited in HPI and the design framework indicate what scale of development may be acceptable, however, it is unclear how this was determined and it may relate to the size of Bulmer House. 56 units is a significant increase, however, the scheme focuses on smaller units (see paragraph 3.1 above) and the capacity of the site can only be assessed through the detailed design of the scheme, as considered below.

Design considerations

- 8.6 Contextual evidence was gathered by the Applicant’s consultants which informed different building footprints, siting, forms and architectural approach in order to assess how a scheme

could adopt a landscape-led approach to design. These considerations are shown in the submitted Design and Access Statement.

- 8.7 The design process sought to accommodate 56 units for practical and viability reasons, which is also affected by the 100% affordable tenure and provision of the day centre. This central objective has needed the space within the site to be utilised as efficiently as possible to accommodate the building and create useable space around it. The nature of the proposed use and in particular the need for the level floor plan has also dictated how existing levels could be utilised in the design.
- 8.8 The footprint, siting and orientation of the building has resulted from a range of considerations as well as retaining the access for Ramscote. The shape of its large footprint and siting affords the greatest opportunities for amenity space with the introduction of courtyards and other enhancements plus accommodate parking efficiently and create an acceptable relationship with neighbouring development. Its siting and footprint also respond to site constraints such as retaining protected trees.
- 8.9 Concerns from the Design and Landscape Officers include that the building is too large for the site due to insufficient outdoor space. Certainly, the footprint is larger than Bulmer House and in order to deliver a viable scheme a 'trade off' to a degree has been the amount of amenity space. However, the proposed courtyard spaces are not so small as to compound an ability to provide good quality spaces for residents, rather the scale of the building around them would create a greater sense of enclosure.
- 8.10 It is positive that the two frontage courtyards link with the inside spaces of the café/dining area and day centre so as to encourage people outdoors and that they are on the south west side of the building where they will be sunny and afford views towards the Downs. The ground floor fenestration at the rear (north east) of the building also allows views over the garden areas and are easily accessible. These shadier areas would offer quieter and different choices of amenity space for residents to enjoy compared with the frontage. An accessible green roof at the south east end of the building and an outdoor terrace at the second floor above the main entrance also add to the amount of amenity space available to residents.
- 8.11 The scale and mass of the building has sought to be broken up by the shape of the building's footprint, which has different sized set backs, projecting wings and orientations, and the courtyard spaces in between. The mansard style roof helps to minimise its scale and height with accommodation being in the roof space. For these reasons it is considered that the scheme is of a reasonable scale notwithstanding the comments of the design officer regarding it not being of a 'human scale.' The building's elevations would also not be seen in their entirety particularly from public vantage points due to topography and intervening development and vegetation. Its 2.5/3 storey height is also not uncommon for a development of flats and similar or higher flat development exists in Petersfield.
- 8.12 The building would have a predominant overall roof height but there is an acceptable degree of height variation particularly between the main entrance section and wings either side which, in the south west elevation, show a stepping down in height to 2 storey in response to the topography. There are also varying eaves heights. A mansard roof and this approach also helps to reduce its scale and visual prominence when seen from Ramshill and Tor Way further south. From these vantage points, the building would be below the backdrop of trees and seen in the context of Ramshill rising northwards and the 2 storey development on the neighbouring Madeleine Road which would also partially obscure views of it. A condition requiring further detailed site levels is also proposed (condition 6 below). Furthermore, the reasons above the scheme would not significantly impact upon the adjacent low density character area covering the adjacent dwellings to the north that are within an area of special housing character (PNDP policy BEP5).

Proposed architecture

- 8.13 A mansard style roof enables the height of the building to be minimised by accommodating accommodation within the roof space. Although this isn't a predominant precedent within Petersfield to follow, it does nonetheless help to accommodate the building and reduce its

prominence compared to pitched roofs and it enables flat roof areas to be used to site solar panels.

- 8.14 A contemporary style of architecture is supported. There are not particularly any large positive precedents of other flat developments within Petersfield to influence the design and many of the traditional materials and forms of residential development are two storey houses. A traditional approach would also have also likely involved pitched roofs that would increase the height and prominence of the building. In contrast, a contemporary approach allows more flexibility to the design.
- 8.15 The scheme incorporates positive precedents of materials including the Flemish bond brick work with blue bricks, use of red brick and variations in its treatment/courses makes reference to Petersfield and provides good articulation within the elevations. Timber cladding also helps to break up the elevations and is seen in other contemporary development in Petersfield. The palette of materials break ups the massing whilst recessed balconies provide further 'depth' and articulation within the elevations.
- 8.16 The Design Officer raises concern that the building has an institutional character. It is, however, considered that the articulation in the elevations, with no one elevation replicating another, and use of materials, varying setbacks and projecting wings would not create an overly institutional character. A more regimented fenestration is seen on the central sections of the rear (north east) elevation, however, these would be set back at different distances from the projecting wings either side and separated by the central section of the building.
- 8.17 The main entrance would be apparent within the design to make the building more legible. Multipurpose common areas positioned close to the entrance and facing onto the courtyards would create a more active frontage to the building and hub also.

Design summary

- 8.18 A landscape-led approach has been followed to a degree but the scale of development has to some extent been the lead influence and this has also reduced the opportunity to deliver further environmental enhancements. That said, the scheme would improve upon ecosystems services and biodiversity enhancements compared with the site as it currently exists and it would introduce a more sustainable building. The design of the building has sought to accommodate 56 flats on the site in an approach that seeks to reduce the scale, bulk and massing through its footprint, form and articulated elevations and materials.

Sustainability of the building

- 8.19 The building would achieve a high 'very good' BREEAM rating and within this scoring the credits which achieve the most in the environmental credentials of the building have been met. There would be a good use of renewable technologies and avoidance of fossil fuel usage, which is positive, and the mansard roofs allow for solar panels to be installed discreetly on top of them. Green roofs have also been introduced to respond to officer feedback and whilst they do not appear to form part of the overall surface water Suds strategy they are an environmental enhancement within the scheme. Electric vehicle charging points are also proposed.
- 8.20 Whilst these are good positives to achieve, the building still does not meet the BREEAM excellent rating required by SD48 related aspects of the Sustainable Construction SPD. It is considered that there is still scope to improve upon the building's performance in reducing CO2 emissions to reach BREEAM excellent. Therefore, conditions are proposed to achieve this.

Cultural heritage

- 8.21 The scheme would be a sufficient distance away, with intervening development, from the listed chapel and church at Petersfield Cemetery. There is also no particular visual relationship between these buildings and the site. For these reasons and the design of the scheme it is considered that the setting of these buildings would be preserved.

- 8.22 Regarding Cliff Cottage at the site entrance, the site is separated from it by the shared access for dwellings to the north and trees along its curtilage as well as the protected boundary trees along the site boundary. The lowest, 2 storey, part of the development would also be the closest part of the building to this dwelling. This dwelling also has a much closer relationship with Ramshill, which it faces onto and from where it is clearly visible, than the site. In these respects it is considered that the setting of the listed building would be preserved.
- 8.23 The proposals would not impact upon the conservation area, approximately 180m away, as it is considered to be outside of its setting given the distance and the intervening development between it and the site.

Flood risk and drainage

- 8.24 There is no identified flood risk on site and the site is not within a sensitive flood zone. The County Council, as Lead Flood Authority, have requested further technical information and infiltration testing in response to the drainage information submitted. It is considered that, on the basis of their advice, the Recommendation include that further information to demonstrate the feasibility of the surface water drainage scheme is required prior to the granting of Planning Permission. Subsequently, a condition is included in the Recommendation below to require the more detailed aspects, provided this issue can be addressed.

Highways considerations and parking provision

- 8.25 The existing access would be retained and is of a sufficient scale and visibility to accommodate the proposals. The Highways Authority has not raised a concern regarding its use or the level of proposed parking. The submitted Travel Plan details that it would be updated following 50% of the scheme being occupied and a survey of residents and staff and amended accordingly. This is considered to be an acceptable approach which the Highways Authority has not objected to. An updated Travel Plan is the subject of a condition and to be secured in the Legal Agreement including a financial contribution in regard to monitoring.

Impact on surrounding amenities

- 8.26 Representations have raised concern regarding noise and disturbance as well as loss of privacy and outlook issues. The building would be a sufficient distance away from the neighbouring properties to the north east, with the closest distance being 26m. Given these dwellings are on higher ground the first and second storeys of the building would be level with the closest adjacent dwelling. Boundary trees would also provide a degree of screening.
- 8.27 Given the siting and orientation of other dwellings further away to the north east, it is considered that there would be no significantly harmful impact that would be sufficient to justify a refusal of Planning Permission on amenity grounds. Given the distances between surrounding residential properties to the south east and west, no significant harm would be caused to their amenities by the siting and design of the building.
- 8.28 Environmental Health have not raised any objection regarding noise impacts upon surrounding amenities provided a condition relating to the control of noise of any external plant equipment (condition 19 below). In addition, an operational management plan is included as a condition to address how noise and disturbance from the activities on site can be minimised.

Ecology, trees and landscape scheme

- 8.29 The ecologist has not raised any concerns. Existing mature trees are primarily limited to site boundaries which would be retained. The proposed landscape scheme would deliver biodiversity enhancements and conditions are recommended to secure develop a landscape scheme and deliver biodiversity enhancements and ecosystems services benefits.

Dark night skies

- 8.30 A condition relating to the detailed design of the lighting strategy for the scheme is recommended. It is considered that upward light spill can sought to be minimised whilst providing sufficient lighting to meet the needs of the type of scheme proposed.

9. Conclusion

- 9.1 The scheme would be a modern development that would contribute to addressing housing and care needs, as well as other day centre services. These social benefits have not wholly outweighed the need to deliver a viable high quality scheme. Whilst there are concerns from consultees and representations regarding the scale and design of the building and outdoor space, overall, it is considered that the design and layout of the scheme is, on balance and given the level of affordable 'homes,' acceptable.
- 9.2 The building could be accommodated on site on the basis that the outdoor space proposed is reasonable and that other relative satisfactory environmental benefits can be achieved; for example, an appropriate landscape scheme that can help to improve biodiversity and ecosystems services. The development would be adjacent to a large 2 storey care home that provides some context for the scheme in an otherwise area characterised by 2-2.5 storey houses.
- 9.3 Representations have raised a breadth of concerns. It is considered that the impacts upon surrounding amenities are not significantly harmful to justify a refusal of Planning Permission. There would also not be any significant impact upon surrounding heritage assets given their settings would be preserved for the reasons outlined.
- 9.4 The application has been assessed in relation to the Development Plan, the NPPF, National Park Purposes and duty, material planning considerations and relevant legislation. The proposals represent sustainable development in regard to social, economic and environmental considerations. There are no material considerations of sufficient weight which would justify refusing permission.
- 9.5 In light of the above assessment, the application is recommended for approval subject to the completion of a S106 Agreement, submission of further drainage information and conditions.

10. Reason for Recommendation and Conditions

- 10.1 The recommendation is to **grant** planning permission subject to:
1. The completion of a legal agreement to secure the following, the final form of which is to be delegated to the Director of Planning:
 - An extra care housing scheme with a 100% affordable housing tenure.
 - Travel Plan with associated financial contributions
 2. The completion of a satisfactory preliminary drainage layout supported with an additional ground water assessment.
 3. The conditions as set out in paragraph 10.2 of this report.
 4. 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 satisfactory progress is not being made within 6 months of the 20th January 2022 Planning Committee meeting.
 - b) Surface water drainage proposals are not submitted and/or are not demonstrated to be feasible with a supporting additional groundwater assessment.

- 10.2 And the following conditions:

Conditions to note are: (3) & (4) use/management of the site; (6) site levels; (8) and (9) sustainability; and (23) travel plan requirements.

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.

Use

3. The development hereby approved shall only be used as Extra Care Housing (Use Class C2 (Residential accommodation and care to people in need of care) of the Town and Country Planning (Use Classes) Order 1987 (as amended)), with day centre facilities on the ground floor, as shown on Floor Plan HT827-1-01) for resident and non-resident use, and for no other purpose or any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.

Reason: To enable the Local Planning Authority to manage the use of the site.

4. The development hereby permitted shall not be brought into use until an Operational Management Plan (to include details on how the premises will be managed to mitigate any potential impacts on noise and disturbance to neighbouring residential properties from residents / visitors, staff using the site, the management of refuse / recycling and deliveries, and the activities of the day centre) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

Materials & construction

5. No development above slab level shall be commenced unless and until a schedule of all materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, and rainwater goods of the proposed building 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.

6. No development shall commence until details of site levels and longitudinal and latitudinal sections including datum information of existing and proposed levels through the site have been submitted to and approval in writing by the Local Planning Authority. The development shall thereafter proceed in full accordance with the approved details

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

7. The development hereby approved shall be undertaken strictly in accordance with the submitted Arboricultural Implications Assessment (ref: J57.89 dated 31.03.2021) and its appended Tree Protection Plan (ref: J57.89/02A).

Reason: To conserve trees to be retained.

8. Prior to development above slab level, detailed information in a design stage sustainable construction report in the form of:
 - i. Interim stage BREEAM NC certification and associated assessment report
 - ii. SBEM calculations
 - iii. product specifications
 - iv. Grown in Britain or FSC certificates;
 - v. sustainable material strategy
 - vi. building design details
 - vii. demonstrating that the development will:

- viii. achieve BREEAM NC excellent standard
- ix. reduce predicted CO2 emissions by 20% due to on site renewable energy compared with the maximum allowed by building regulations.
- x. provide at least 5 EV charge points with a minimum power rating output of 7kW and universal sockets.

And to achieve these specific BREEAM NC credits:

- Ene 01 –mandatory credits (minimum 4).
- Ene 04 (passive design analysis);
- Wst 01 (diversion of resources from landfill credit);
- At least half of Material credits;
- Pol 03 credit (minimum no.2 SUDs credits achieved);
- Wst 05 credit;
- Provision of green roof.
- certified 'Grown in Britain' timber where possible, and where not possible, FSC or PEFC certified.

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in full accordance with these agreed details.

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

9. Within 3 months after the development hereby permitted is brought into use, detailed information in a post construction stage sustainable construction report demonstrating how the development has been carried out in accordance with all of the requirements set out in condition 8 shall be submitted to and approved in writing by the Local Planning Authority. This documentary evidence shall include, but not be limited to, interim stage BREEAM NC certification and associated assessment report together with post construction SBEM calculations.

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

10. No development shall commence 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 in full throughout the construction period. The Plan shall provide for:
 - a) An indicative programme for carrying out of the works and methods and phasing of construction works;
 - b) Construction work shall only take place in accordance with the approved method statement.
 - c) The arrangements for public consultation and liaison during the construction works;
 - d) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method for constructing foundations, the selection of plant and machinery and use of noise mitigation barrier(s);
 - e) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
 - f) The parking of vehicles of site operatives and visitors;
 - g) The arrangements for deliveries associated with all construction work;
 - h) Loading and unloading of plant, machinery, and materials and access and egress;

- i) Storage of plant and materials used in demolition (if any) and constructing the development;
- j) Location of temporary site buildings and compounds;
- k) Protection of pedestrian routes during construction.
- l) The erection and maintenance of security hoarding, where appropriate;
- m) Wheel washing facilities;
- n) Measures to control the emission of dust and dirt during construction;
- o) A scheme for recycling/disposing of waste, including spoil, resulting from demolition and construction works;
- p) Working hours.

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

Drainage

11. No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. This shall include details of further winter ground infiltration testing, detailed plans, supporting information including hydraulic calculations. The sustainable drainage scheme shall be managed and maintained thereafter in full accordance with a management and maintenance plan to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason: To ensure satisfactory provision of surface water drainage.

12. No development shall commence until a detailed drainage scheme for the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be managed and maintained thereafter in full accordance with a Management and Maintenance Plan to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

Landscaping and ecology

13. No development above slab level shall commence until a detailed Scheme of Soft and Hard Landscape works have 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) 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.
 - f) Details of the siting, specifications and management of the Sustainable Urban Drainage systems.
 - g) A landscape schedule and management plan designed to deliver the management of all new and retained landscape elements to benefit people and wildlife for a minimum period of 5 years including details of the arrangements for its implementation;
 - h) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping works shall be implemented in full accordance with the approved details and timetable. Any plant which dies, becomes diseased or is removed within 5 years 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.

14. No development above slab level shall commence until details of all fencing, gates or other means of enclosure are submitted to and approved in writing by the Local Planning Authority and carried out in accordance with the approved details. No other fences or means of enclosure nor any hard-surfaces, buildings or enclosures or additional site accesses shall be constructed or erected or without the further written approval of the Authority.

Reason: In the interests of landscape and visual amenity and to create unobtrusive enclosed spaces within the development.

15. Prior to the construction of the green roofs, as shown on approved Plan HT827-I-04 (dated 03.12.2021), technical details of its design and specification of the species, planting methods, and details of its means of drainage, future management and maintenance shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter be implemented in accordance with these details. In the event that part of or the whole of the green roof does not become established or fails it shall be repaired or replaced with a like for like replacement. Reason: To secure a satisfactory implementation and management of the green roof and to ensure its establishment and long term retention.

16. The development shall proceed in accordance with the ecological mitigation measures detailed within the Preliminary Ecological Appraisal Report (Urban Edge, March 2020) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to protect biodiversity.

17. No development above slab level shall commence until an Ecological Enhancement Plan is submitted to and approved in writing by the Local Planning Authority. This Plan shall be in accordance with the ecological enhancement measures detailed within the Preliminary Ecological Appraisal Report (Urban Edge, March 2020), plus details for the provision of Swift nesting bricks unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be undertaken in full accordance with the approved details and retained in perpetuity in a condition suited to their intended purpose.

Reason: to protect biodiversity.

18. No development above slab level shall commence 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 measures to retain existing boundary features; long term objectives and management responsibilities; the management regime of the landscape scheme; measures to enhance ecology through the provision of landscape species. The approved measures shall thereafter be implemented in full and maintained in accordance with the approved details.

Reason: To conserve and enhance flora and fauna.

Environmental Health

19. No development shall commence on site until a scheme which specifies the provisions to be made for the control of noise emanating from all external fixed plant associated with the development has been submitted to, and approved in writing by the Local Planning Authority. The noise mitigation scheme shall be implemented and maintained in full accordance with approved details and shall not be altered without the prior written consent of the Local Planning Authority. The rating level (LAr,Tr) of the noise emitted

from the external fixed plant shall be restricted to 5 dB below the existing background sound level, determined to be 49 dB LA90,60mins during the day time (0700-2300 hours) and 33 dB LA90,15mins during the night time (2300-0700 hours). The noise levels shall be determined at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014+A1:2019.

Reason: To minimise noise disturbance and safeguard the amenities of the area.

Lighting

20. No development above slab level shall commence until details of the external lighting scheme is submitted to and approved in writing by the Local Planning Authority. It shall, thereafter, be implemented in full accordance with the approved details prior to the site being brought into use.

Reason: In the interests of the amenities of the area, wildlife, and dark skies.

Highways

21. Prior to the development being brought into use, the car parking and cycle parking (shown on approved Site Plan HT827-0-10) shall be provided in full. They shall, thereafter, be retained at all times for their designated purpose.

Reason: To provide sufficient parking on site to serve the development.

22. Prior to the development being brought into use, provision of a minimum of 5 electric vehicle charging spaces shall be provided. These shall thereafter be maintained.

Reason: To provide on-site sustainable parking facilities.

23. The development shall be operated in full accordance with an updated Travel Plan to be submitted to and approved in writing by the Local Planning Authority once the development has achieved more than 50% occupancy.

Reason: To ensure a sustainable form of development.

Contamination

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

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. PNDP Design Framework for the application site

SDNPA Consultees: Legal Services, Development Manager

Background Documents: [All planning application plans, supporting documents consultation and third party responses](#)

[South Downs National Park Local Plan 2019](#)

[Petersfield Neighbourhood Development Plan 2016](#)

[National Planning Policy Framework \(2021\)](#)

[SDNPA supplementary planning documents and technical advice notes](#)

[South Downs National Park Partnership Management Plan 2020-2025](#)

12.9 Site H12 Design Framework – Land at Bulmer House site, off Ramshill



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Design Principles:	Delivery Considerations:
<ul style="list-style-type: none"> This site is allocated for housing to meet the needs of an ageing population (see Housing Policy HP3). 	<ul style="list-style-type: none"> Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water. See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.
Approximate density: 65 dph	Indicative number of dwellings: 40

