



**South Downs**  
National Park Authority

**Agenda Item 9**

**Report PC 21/22-35**

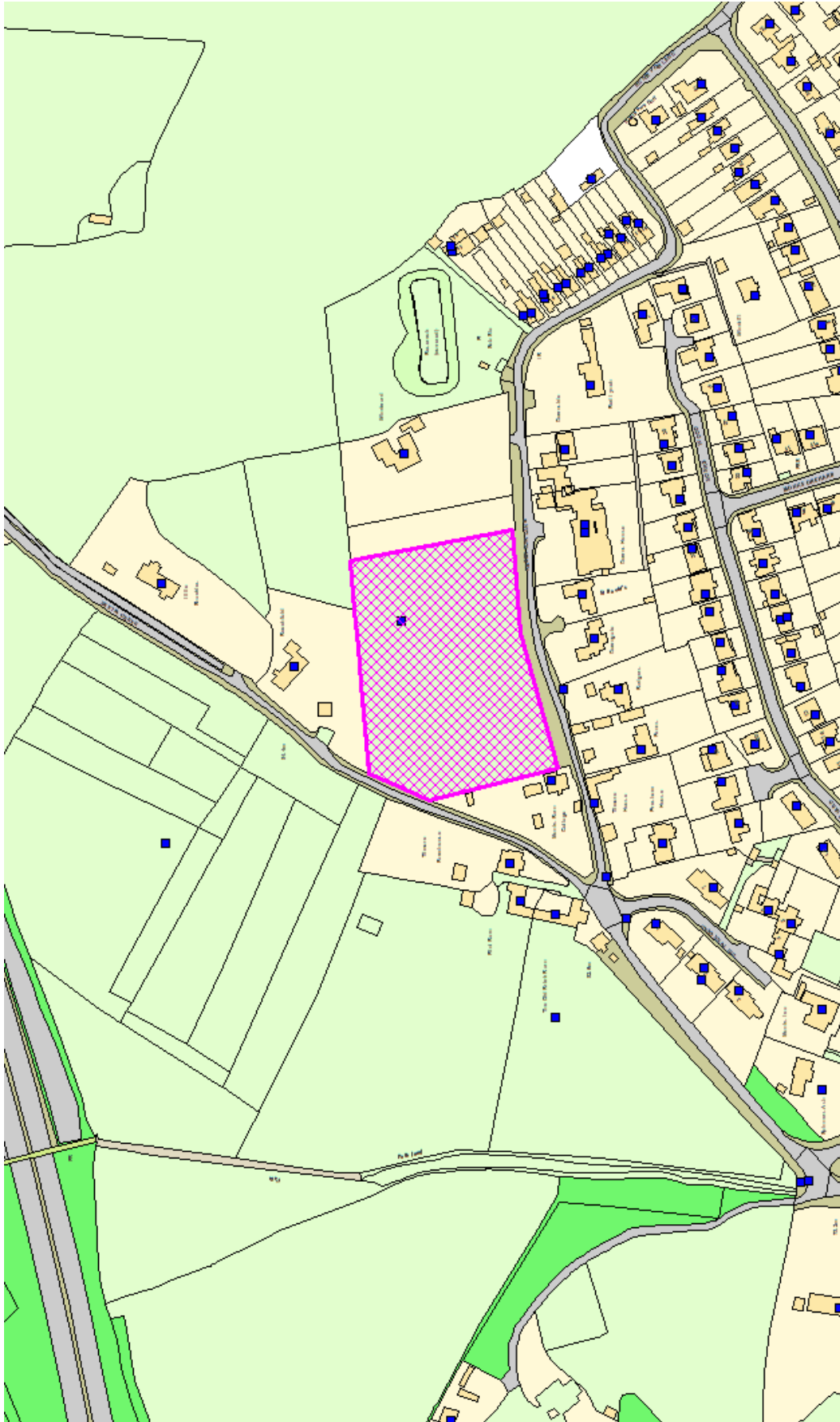
Report to **Planning Committee**  
Date **20 January 2022**  
By **Director of Planning**  
Local Authority **East Hants District Council**  
Application Number **SDNP/21/03545/OUT**  
Applicant **Nat King Smith (Petersfield Community Land Trust)**  
Application **Outline planning application for up to 10 dwellings for self-build, including approval of access and layout, with all other matters reserved**  
Address **Land West and North of Windward, Reservoir Lane, Petersfield, Hampshire GU32 2HX**

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**Recommendation:**

- I. That outline planning permission be granted subject to:**
    - **The completion of a Section 106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the delivery of the following:**
      - a. Five affordable dwellings in accordance with paragraph 3.3 of this report;**
      - b. Occupancy restrictions for the self-build dwellings in line with policy HP7 PNDP.**
    - **The completion of a preliminary feasible drainage layout supported with an additional groundwater assessment.**
    - **The completion of an acceptable detailed scheme of mitigation for reptiles.**
  - 2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:**
    - **The Section 106 agreement is not completed or sufficient progress has not been made within 6 months of the 20 January 2021 Planning Committee meeting.**
    - **Drainage proposals are not demonstrated to be feasible with a supporting additional groundwater assessment within 6 months of the 20 January 2022 Planning Committee meeting.**
    - **A detailed scheme of mitigation is not submitted or found acceptable to mitigate impacts on reptiles within 6 months of the 20 January 2022 Planning Committee meeting.**
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## Site Location Map



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## Executive Summary

This application site is located within the Settlement Policy Boundary of Petersfield and it is allocated for self-build residential development in the Neighbourhood Development Plan. The principle of development is acceptable.

Following pre-application advice and extensive negotiation with officers, the scheme has evolved to address the key concerns regarding quantum of development, edge of settlement location, affordable housing provision, green infrastructure, access and overall arrangement of plots/buildings within the site.

This outline application seeks planning permission for the access and layout only, with the scale, appearance and landscaping of the development being reserved matters for a later stage. This application, however, has been supported with a design framework that will serve as guide for future individual plot development proposals. Petersfield Community Land Trust aims to deliver the road, open space and services/infrastructure of the site and then welcome individual applications for each plot once these are sold.

Whilst the proposal has raised some concerns by drainage, ecology and highways officers, these issues have been appropriately addressed and some of them have a suitable way forward to be solved in the planning obligations suggested. Other concerns raised by Landscape and Design Officers have been addressed in their majority in the latest revisions of the scheme. Overall, the proposal is consistent with the Development Plan and it is recommended for approval subject to conditions and a legal agreement.

The application is placed before Planning Committee due to the unique nature of the self-build proposal, sensitivity of the site and policy implications.

### I. Site Description

- I.1 The application site comprises a rectangular paddock of 1 hectare used for horse grazing. It is located north of Reservoir Lane and borders on its north-west corner with Harrow Lane, a sunken historic lane that connects Petersfield with the countryside. Most of the development south of Reservoir Lane is 20<sup>th</sup> century housing although there are some historic buildings to the south and west of the site, in some distance. There is a strong rural character to the site due to the boundary vegetation, edge of settlement location and the single lane lanes around.
- I.2 This site is within the defined Settlement Policy Boundary. It is also allocated for self/custom-build residential development (11 dwellings) in the Petersfield Neighbourhood Development Plan (PNDP). The application site comprises approximately the 70% of the total land allocated for development, leaving a field to the north of the site and a strip of land to the east (both in separate ownership) outside of the application site.
- I.3 The site is characterised by a dense hedgerow along its boundaries and a line of trees and bushes along the northern boundaries. The site can only accessed via Reservoir Lane. With regards to topography, it is located slightly higher than the level of the lane and overall, site levels fall from east to west approximately 4 metres.
- I.4 There are neighbouring residential properties beyond all boundaries of the site, except on the north east corner. A Grade II listed building (Tilmore House) is located approximately 20 metres to the south west of the site, across Reservoir Lane. The site is not within or nearby any Conservation Area.
- I.5 The site falls within landscape character area LI: Rother Valley Mixed Farmland and Woodland Vales, as classified in the South Downs Landscape Character Assessment 2020 (SDLCA). This area is formed by gently undulating landform underlined by slowly permeable mudstones and sandstones, thick hedgerows and narrow strips of woodland which provide a sense of enclosure. According to the SDLCA, some of this character area's sensitivities are: the rural character of the landscape, the wooded character and sense of enclosure from thick hedgerows, and the consistent palette of locally sourced building materials (stone, clay tiles and bricks), amongst others.

- 1.6 Long distance views in and out to the Hangers to the north-west can be achieved from the site. There are no public rights of way through the site. Harrow Lane adjacent is an existing cycleway identified in the PNDP and part of the Shipwrights Way.
- 1.7 The application site falls within flood zone 1 (low risk). A water main easement runs along the southern and western boundaries of the site. With regards to dark night skies, the site is located within the Transition Zone (Zone E1b).

## 2. Relevant Planning History

- 2.1 The most recent planning history consists of the following pre-application enquiry:

SDNP/20/05782/PRE 15 building plots for self-build and custom build housing. Planning application submitted prior pre-application advice given. Pre-application closed in July 2021.

Officers provided landscape, design and planning policy advice to the applicant. Concerns were raised with the initially submitted layout proposals, size and mix of homes and the lack of truly affordable homes for people with lower incomes.

- 2.2 The planning history of the property immediately to the east (Windward) is also relevant as applications listed below partially fall within the land allocated for residential development in the PNDP.

SDNP/19/02810/FUL Detached dwelling with detached garage with store above. Planning permission granted, March 2020.

A 3-bedroom dwelling and garage were granted planning permission within the garden of Windward. It would be accessed via the existing access point from Reservoir Lane to Windward. A Section 106 agreement secured the occupation of the dwelling for people with local connection.

SDNP/20/01482/FUL Detached dwelling and garage revision to that approved under application SDNP/19/02810/FUL. Refused, June 2020. Appeal dismissed.

SDNP/21/04471/FUL Moving access for permitted dwelling and changing design of permitted dwelling and permitted garage. (Additional details of visibility splays received). Application withdrawn, December 2021.

## 3. Proposal

- 3.1 This planning application seeks outline planning permission for up to 10 self-build dwellings. Detailed matters regarding means of access and layout are subject to consideration on this application, whilst details of appearance, landscaping and scale would be subject to consideration via reserved matter applications for each individual plot.
- 3.2 The proposal has been subject to amendments over the course of the application. Originally the application proposed 12 dwellings, all of which would be sold with a 30% discount of the market value. It consisted of the following mix: 2x2-beds; 5x3-beds; and 5x4-beds.
- 3.3 The revised submission proposes 10 dwellings, 5 affordable and 5 open market, of the following mix:

Number of Bedrooms	Affordable 30% discount market value	Affordable rent	Open market
2 bedrooms	0	2	0
3 bedrooms	3	0	1
4 bedrooms	0	0	4
<b>Total</b>	3	2	5

- 3.4 Dwelling sizes are limited depending of the number of bedrooms to a maximum floor space: 2-bed houses: up to 100 sq. metres; 3-bed houses: up to 150 sq. metres; and 4-bd houses: up to 200 sq. metres.
- 3.5 The revision has also included changes to vehicular and pedestrian accesses, the overall arrangement of plots, internal road layout, green infrastructure and open spaces, drainage, as well as the size of homes and affordable mix.
- 3.6 The development would be accessed from Reservoir Lane. Routes would be shared surfaces by vehicles and pedestrians. There is also a separate pedestrian access to Reservoir Lane and space provided for a potential future vehicular access to the field to the north of the site.
- 3.7 Layout proposals consist of a series of large plots with a central open space that also provides green infrastructure and sustainable drainage. A series of shared surfaces and footpaths connect plots with the central open space and Reservoir Lane.
- 3.8 Given the self-build outline nature of the application, proposals have been accompanied with a Design Code and a Plot Parameters Plan which set up the design principles that any future development of individual plots would to abide to. The Plot Parameters Plan covers: a) plot boundaries, b) permitted build area, c) building frontages, primary and secondary elevations, and d) suggested parking position. These are complemented with the Design Code, which covers matters such as mass and scale, streetscape, storage, materials, boundary treatments, landscaping palette and sustainability.
- 3.9 This proposal has benefited from extensive negotiations with SDNPA officers through the life of the application.

#### 4. Consultations

4.1 **Archaeology:** No objection.

4.2 **Design Officer:** Objection (dated prior revisions were received).

- Proposals do not demonstrate an appropriate rural character or that 12 units can be satisfactorily be accommodated on the site;
- The layout suffers from a suburban character due to: a) too many units on the site, b) consistency in buildings setback distance and plot and house sizes, and c) overuse of garages.
- Failure to completely accommodate Green Infrastructure continuously across the site;
- Failure to maximise opportunities for SuDS, which should be much more ambitious and should inform the layout. It needs to feature strongly in the Design Code.
- Proposals do not address requirements in the Sustainable Construction SPD in the associated Design Code.

4.3 **Drainage:** Objection.

- Groundwater monitoring should be carried out over the winter period to confirm the drainage design.

4.4 **Ecology:** Comments:

- Mitigation of protected species is acceptable in principle. Details of the translocation of reptiles would be expected prior determination.

4.5 **Highways:** Holding objection:

- No objection in principle to proposed accesses, subject to a S278 Highways agreement.
- Reservoir Lane is narrow in locations without sufficient space for two vehicles passing, there is no footway provision nor street lighting. There are concerns with regards to additional traffic on the operation and safety of the lane and the lack of direct segregated footway connections to facilities and services within the area.

- Any landscaping within the layout should be set back from the access and of a height that allows a visibility splay.
- Parking arrangement shown for plots 6 and 7 offers restricted manoeuvring.

4.6 **Housing Enabling Officer:** No objection.

- Policy HP7 of the PNDP (Self-build dwellings), if completely transposed into the S106, could have an unintended and significant consequences for occupiers of the homes and any prospective developer. This is due perpetual occupancy restrictions to local people. Although this is supported, it could make access to mortgage funding difficult if there is not a suitable cascade beyond the qualifying parishes, to ensure the homes can be sold.
- The two rented affordable units should follow a suitable transparent nominations procedure.
- Notwithstanding concerns over a restrictive S106 and a suitable nominations procedure, proposals are supported.

4.7 **Landscape Officer:** Holding objection (dated prior latest revision was received)

- The broad principles of the scheme are supported. Accesses are supported. The removal of the Harrow Lane access is a significant improvement.
- A pipe to pond solution to drainage is disappointing as there is space to deal with water at surface. There is no commitment to green roofs. The pond will have a headwall and its design doesn't account for amenity and biodiversity.
- Officer is uncomfortable with the access to the field beyond.
- The variety of characteristic building patterns should be carried out on the Parameters Plan. At the moment, all plots are equally sized and units of same scale, matching neighbours with the same frontage line.
- Proposed changes include:
  - a. Add variety of build form and building hierarchy in Parameters Plan, as well as where units sit within plots, altering frontages.
  - b. Use ancillary buildings to enclose the lane.
  - c. Avoid plots mirroring each other and ensure gaps between units are varied.
  - d. Pull parked cars between buildings or behind hedges, to enhance the public realm.
  - e. Amend minor awkward landscaped spaces.
  - f. Provide rain gardens to each plot.
- Some conflicts between plans and code submitted should be addressed, particularly with regards to landscaping.

4.8 **Lead Flood Authority:** Objection.

- Additional groundwater monitoring across the entire site should be undertaken.
- Since the requested information could have implications on the drainage proposals and proposed layout, we request that is submitted now and not through planning conditions.

4.9 **Natural England:** No objection.

4.10 **Petersfield Town Council:** Support.

4.11 **Recycling & Refuse Collection:** No objection.

4.12 **SDNPA Planning Policy:** No objection.

4.13 **Southern Water:** No objection.

## 5. Representations

5.1 A total of 12 third party representations have been received across two rounds of consultation: 11 objections and 1 neutral comment. These are summarised below:

### Objection

- Major development with potential to cause significant impact on the National Park.
- The quantum of development is not justified due to access constraints along Tilmore Road and Reservoir Lane.
- Local amenity impacts to neighbours. Vehicle's lighting would impact houses opposite.
- An outline application is inappropriate given the strategic significance of the application.
- The development will affect the setting of Tilmore House (Grade II Listed Building). Proposals fails to properly assess the impact on the significance of the Listed Building and its setting, including impact from traffic. It would be preferable for the access to be located in Harrow Lane.
- Access arrangements are not satisfactory. The number of parking spaces exceeds the minimum standards.
- The development is dependent on private cars and will increase vehicular and pedestrian traffic onto a road not designed for these.
- The CLT has refused to work with owners of the strip. As result they submitted their own application: two houses.
- Poor layout, driveways too close to the road junction. Strange why two vehicular access are needed. Orientation of plots 11 and 12 is odd.
- Inflation and design requirement reduce affordability of units, affecting the overriding benefit of self-build.
- 4 and 3-bed dwellings cannot be considered affordable. The market value makes them unaffordable. The site has not achieved providing affordable homes for those with local connection.
- Question the benefit of shared roads, minimal tree planting and small common green areas.
- The Design Code is restrictive and materials expensive. It also covers very little in terms of sustainability.
- No evidence is provided on how to meet policy SD9, biodiversity net gain. No evidence of bat and bird boxes has been provided. The HCC Ecologist raised questions regarding protected species that have been unanswered. This should be responded now rather than conditioned.

### Neutral:

- It is recommended that at least 12 integral Swift bricks are installed.

## 6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises of the **South Downs Local Plan 2014-2033** and the **Petersfield Neighbourhood Development Plan 2013-2028**. The relevant policies are set out in section 7 below.

### National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;

- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

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

#### National Planning Policy Framework and Circular 2010

6.3 The National Planning Policy Framework (2021) has been considered as a whole. The following NPPF sections have been considered in the assessment of this application:

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

6.4 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the revised National Planning Policy Framework (NPPF) (2021). The Circular and 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 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.”

#### Relationship of the Development Plan to the NPPF and Circular 2010

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

#### The South Downs National Park Partnership Management Plan 2020-2025

6.6 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, 5, 9, 25, 29, 37, 40, and 50.

#### Legislation for heritage assets

6.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission. These are summarised below.

6.8 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”



### Other relevant documents

- Draft Design Guide Supplementary Planning Document (2021)
- Sustainable Construction Supplementary Planning Document (2020)
- Affordable Housing Supplementary Planning Document (2020)
- Parking Supplementary Planning Document (2021)
- South Downs Landscape Character Assessment (2020)
- Dark Night Skies Technical Advice Note (2018)
- Ecosystem Services Technical Advice Note (2019)
- Roads in the South Downs (2015)

## **7. Planning Policy**

7.1 The following policies of the **South Downs Local Plan 2014-2033** are relevant to this application:

### Key policies

- SD4 – Landscape Character
- SD5 – Design
- SD25 – Development Strategy
- SD28 – Affordable Homes

### Other particularly relevant policies

- SD1 – Sustainable Development
- SD2 – Ecosystems Services
- SD6 – Safeguarding Views
- SD7 – Relative Tranquillity
- SD8 – Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD11 – Trees, Woodland and Hedgerows
- SD12 – Historic Environment
- SD13 – Listed Buildings
- SD16 – Archaeology
- 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
- SD26 – Supply of Homes
- SD27 – Mix of Homes
- SD45 – Green Infrastructure
- SD48 – Climate Change and Sustainable Use of Resources
- SD49 – Flood Risk Management

- SD50 – Sustainable Drainage Systems

7.2 The following policies of the **Petersfield Neighbourhood Development Plan 2013-2028** are relevant to this application:

Key policies

- HP1 – Allocations
- HP7 – Custom and Self-build Dwellings
- Site H11 Design Framework – Land North of Reservoir Lane

Other particularly relevant policies

- HP2 – Mix of Market Housing
- HP3 – Housing for Ageing Population
- HP5 – Delivery of Infrastructure
- HP6 – Affordable Housing
- HP8 – Quality and Layout of Housing
- BEP1 – Built Environment 1
- BEP6 – Settlement Boundary
- BEP7 – Sustainable and Adaptable Buildings
- GAPI – Getting Around 1
- NEP1 – Green Infrastructure and Open Spaces
- NEP3 – Natural Environment 3
- NEP5 – Petersfield’s Setting
- NEP6 – Links to the Countryside
- NEP7 – Biodiversity, Trees and Woodlands
- NEP8 – Flood Risk and Waterway Enhancement

## 8. **Planning Assessment**

Background

- 8.1 Initially, the current planning application sought planning permission for the development of 12 new homes, all of which would have a 30% discount of their market sales value. Following the first consultation period, concern was raised by officers and third parties with the amount of development in what it is only a portion of the total land allocated for development. A reduction of the number of units was supported by officers as it would contribute to alleviate concerns with regards to landscape, design, traffic, etc.
- 8.2 The proposal before Planning Committee is the result of extensive negotiations leading to the latest revised proposal in December 2021. This revision has reduced the number of units from 12 to 10 dwellings. The arrangement of plots and open spaces has varied. Accesses have changed by omitting one of the vehicular access onto Reservoir Lane and a pedestrian access on the sunken Harrow Lane. The affordable housing mix has changed to comply with the minimum South Downs Local Plan policy requirements.
- 8.3 The proposal does not constitute major development for the purposes of paragraph 177 of the NPPF and Policy SD3 of the Local Plan. It is not considered major development due to the relatively small scale of the site and the small scale of the proposal and its settlement location, not having the potential to have significant adverse impact on the purposes of the National Park.
- 8.4 It should be noted that this outline application only deals with access and layout matters. Reserved matters include scale, appearance and landscaping.

### Principle of development

- 8.5 Policy SD25 of the South Downs Local Plan (SDLP) sets out the development strategy of the National Park, and it states that the principle of development within a series of settlements will be supported provided that the development is of a scale and nature appropriate to the character and function of the area, and that it makes an efficient and appropriate use of suitable land.
- 8.6 The application site is located within the Settlement Policy Boundary of Petersfield, which is listed as one of the settlements where the principle of development is supported. The site is also allocated for housing in policy HPI of the Petersfield Neighbourhood Development Plan (PNDP).
- 8.7 Policy HPI allocates the site H11 (Land north of Reservoir Lane) for self or custom build only and states that the site is allocated for an indicative number of 11 dwellings. Policy HP7 relates to custom and self-build dwellings and states that applications for self-build dwellings submitted by a Community Land Trust will be considered favourably. It also establishes a series of requirements for applicants: a) to demonstrate local connection; b) to restrict occupancy of properties to people with local connection; c) to ensure properties are lived as the main residence; and d) once development commences, the building of the dwelling is completed within 2 years.
- 8.8 This application has been submitted by the Petersfield Community Land Trust, which is supported by the PNDP. It also consists of a 100% self-build development, where the Community Land Trust would deliver the necessary infrastructure and landscaping of the common areas (such as access, roads, open space and drainage), the affordable housing for rent, and all remaining plots would be developed individually in accordance with the HPI requirements. Each applicant must enter into a Section 106 legal agreement to secure the occupancy and deliverability specifications of policy HP7 PNDP.
- 8.9 This residential development will deliver 10 new dwellings in Petersfield. Whilst number of units proposed are slightly below the indicative number homes of the allocation policy (11 dwellings), this is an approximated estimation subject to other considerations, such as landscape context. The allocated site expands to the north and east of the application site, where there are opportunities for further development, therefore meeting the indicative allocation numbers. The principle, use and quantum of development is acceptable and meet policies SD25 and SD26 of the Local Plan and HPI and HP7 of the PNDP.

### Self-build, affordable housing and housing mix

- 8.10 The proposal has been assessed against policies SD27 (Mix of Homes) and SD28 (Affordable Homes) of the Local Plan. Policy SD27 requires of a residential development of 10 new dwellings to comply with an open market housing mix with a predominance of 2 and 3 bedroom dwellings. However, Policy HP2 of the PNDP gives emphasis on larger homes (3 and 4 bedroom dwellings) and also requires a proportion of dwellings to be suitable for older residents.
- 8.11 Policies HP6 PNDP and SD28 SDLP require 40% of the 10 new homes to be provided as affordable homes on-site in perpetuity. At least 2 of which should be a rented affordable tenure. The layout and design of affordable housing should be appropriately integrated in the development.

8.12 The table below illustrates the proposed market and affordable housing provision and size of homes.

<b>Number of Bedrooms and home size</b>	<b>Affordable 30% discount market value</b>	<b>Affordable rent</b>	<b>Open Market</b>
2 bedrooms (Up to 100 sqm.)	0	2	0
3 bedrooms (Up to 150 sqm.)	3	0	1
4 bedrooms (Up to 200 sqm.)	0	0	4
<b>Total</b>	<b>3</b>	<b>2</b>	<b>5</b>

- 8.13 As shown above, the affordable housing provision meets and exceeds the 40% requirement of affordable housing. It is also in line with the affordable tenure mix requirement, providing 2 homes as affordable rented. These two affordable units for rent are expected to be provided by the Petersfield CLT, which then would be managed by a registered housing provider.
- 8.14 The proposed distribution of affordable homes is acceptable as they are well integrated within the site. The Design Code submitted does not make distinctions in terms of appearance and materials from the market housing, which is welcomed. All dwellings meet minimum nationally described space standards and plots are capable of being accessible to meet the needs of people of less mobility.
- 8.15 Policy HP7 PNDP outlines the requirements for self-build dwellings, which, amongst others, requires applicants to demonstrate that they have local connection. It also defines the local connection criteria through residency or employment in Petersfield and nearby parishes.
- 8.16 The Housing Enabling Officer supports the proposal but raises concerns with regards to transposing a restrictive local connection criteria from policy HP7 PNDP into a Section 106 legal agreement. A restrictive Section 106 legal agreement could make access to mortgage funding difficult in the absence of a cascade beyond the PNDP local connection criteria. Notwithstanding the Housing Enabling Officer's concern regarding a restrictive S106, the PNDP has established a mechanism or review of custom and self-build allocated sites and in the case that they are not developed at an appropriate rate, the allocation policy would be reviewed. The review process will test the success of policy HP7 PNDP. So far, the PNDP self-build policy has not been reviewed yet and this planning application is the first one for development of this allocated site. The applicant hasn't raised concerns with the local connection criteria, and its transposition to the Section 106 legal agreement is accepted. Consequently, whilst the concerns raised are valid, the local connection criteria should be incorporated in the Section 106 legal agreement to ensure that the site is delivered for self-build only and for people with local connection to Petersfield and surroundings.
- 8.17 The Section 106 legal agreement would incorporate allocation criteria for affordable homes that reflect the cascade of occupation criteria of self-build homes as per policy HP7 PNDP.
- 8.18 The proposed housing mix is predominated by medium-large properties and does not exactly meet the mix of homes set out in policy SD27 SDLP. However, consideration has been given to design framework for site H11 of the Petersfield NDP, which states the site is only appropriate for low density housing, and the existing character of detached dwellings on larger plots should be retained. Consideration has also been given to policy HP2 of the PNDP, which requires the market housing mix to be predominated by larger homes (3 and 4 bedroom dwellings). Given this and the self-build nature of the proposal which lends itself to

larger homes, it is considered that the proposed mix is appropriate and broadly in accordance with the Development Plan.

- 8.19 To summarise, the development will contribute affordable housing exceeding the SDLP and PNDP requirements. 2 of the affordable units would be of affordable rent, in line with the SDLP tenure requirements. The remaining 3 affordable units would be discounted market sale housing, of a discount of a minimum 30% below local market value.
- 8.20 Plots will be secured in the Section 106 legal agreement for self-build only, in accordance with the local connection criteria in the PNDP. Other occupancy conditions and affordable housing allocation criteria will be part of a Section 106 legal agreement.
- 8.21 The proposal meets the requirements of the Development Plan with regards to its self-build nature, mix of homes and the affordable housing contribution.

#### Design and landscape considerations

- 8.22 The site, as existing, contributes to the rural character of the area due to the lack of development and characteristic mature tree and hedgerow line along boundaries and lanes. Since pre-application stage, officers and the applicant have worked to identify the most suitable access and layout for the development.
- 8.23 Policies SD4 and SD5 of the SDLP require any development proposal to adopt a landscaped approach and respect the local character. Any proposal should also conserve and enhance landscape character. Policy BEP1 PNDP expects new development to make a positive contribution to the character of Petersfield. Proposals must respect and enhance Petersfield's distinctive built character and its high quality countryside setting.
- 8.24 This application seeks outline planning permission in which only two matters are assessed at this stage: **access** and **layout**. Landscape and design consideration on access and layout are assessed below.

#### Access

- 8.25 Concern was raised with the initial layout proposals submitted as they included two vehicular accesses onto Reservoir Lane. The Landscape Officer considered that accesses should be limited in number and size to ensure that Reservoir Lane retained its rural character. Two vehicular accesses were unnecessary and caused harm to the character of the lane, thus the revised submission positively responded to officers' comments and only included a single vehicular access onto Reservoir Lane. A secondary opening in the hedgerow is proposed, although narrow, as a pedestrian access in and out of the site, segregated from vehicles and which improves the pedestrian permeability of the development. The single vehicular access and narrow pedestrian route are welcomed as they minimise impacts on the character of Reservoir Lane. These accesses are consistent with policy SD4 and SD5 SDLP as well as 'Roads in the South Downs'.
- 8.26 The proposal initially included a pedestrian access to the site via Harrow Lane (Shipwrights Way). Harrow Lane is a historic sunken lane of a strong rural character. It also sits at a lower ground level than the site and any access would have resulted in significant ground work, an engineered appearance and removal of vegetation (trees and hedge). Whilst beneficial in terms of pedestrian permeability, it is considered that access to Harrow Lane is easily achieved via Reservoir Lane, therefore unnecessary. This element of the proposal was objected by the Landscape Officer and it has been removed from the revised plans. Policy NEP6 PNDP states that new development should not prejudice the retention and enhancement of the Shipwrights Way and should contribute to new links as appropriate. This development meets this policy by avoiding an unnecessary access that would harm the historic sunken lane's character. Therefore, the character of the lane is conserved, in line with policy SD4 SDLP and 'Roads in the South Downs'.
- 8.27 Pedestrian and vehicular access details are controlled by condition.

## Layout

- 8.28 The latest revision of the layout was submitted after receiving Landscape and Design Officer consultation responses, therefore these comments do not reflect all recent changes to the layout.
- 8.29 The PNDP Design Framework for the allocated site (H11) sets out design principles and considerations, the main ones being the following:
- a) Indicative number of dwellings: 11. Approximate density: 8 dph.
  - b) Retain the existing residential character of detached dwellings on larger plots;
  - c) Low density housing due to access constraints along Tilmore Road and Reservoir Lane;
  - d) Respecting the setting of the Grade II Listed Building (Tilmore House);
- 8.30 Proposals are for up to 10 dwellings within 1 hectare, therefore being of a 10 dph (dwellings per hectare), and complying with the approximate density of the Design Framework. From a landscape and design perspective, low density housing is appropriate as well.
- 8.31 Low density in the form of larger plots of semi and detached dwellings reflects the positive character of the area north of Reservoir Lane and Harrow Lane. The majority of the plots proposed are relatively large, especially on the northern section, where the pattern of development is characterised by large plots and houses.
- 8.32 Tilmore House is a Grade II Listed Building located approximately 35 metres from the nearest proposed building (plot 1). Proposals don't entail any changes to the existing Reservoir Lane layout in the setting of the listed building, the hedgerow would be retained in its majority and existing gaps in the hedge would be planted. Dwellings would be, according to the Design Code, of a maximum of 2 storeys high, and of an appearance that is yet to be confirmed. However, design principles put forward in the Design Code would ensure that buildings are of high quality that positively respond to their context. Given the above, no harmful impact is expected to the significance of the listed building and its setting.
- 8.33 The layout of the site is defined by a series of routes that follow a hierarchy in which pedestrian movement is comfortable and prioritised. The layout provides access opportunities to the field to the north, as it is allocated for development, should this site come forward for development in the future. Roads are shared surfaces by vehicles and pedestrians and are designed for low speeds and to keep the more urban appearance to the south of the open space. Routes north of the central open space are of a more rural aspect, narrow and of a different surfacing treatment. Surfacing materials are to be assessed at reserved matters stage, with appearance and landscaping matters.
- 8.34 An open space bisects the site in two, contributing towards a transition from the more urban environment to the south to a rural area to the north where plots are larger and they diffuse in the countryside. Most vehicular routes remain south of the open space, to contribute towards an urban-rural transition from south to north. The open space is also the main Green Infrastructure feature across the site and provides space for SuDS (Sustainable Drainage Systems).
- 8.35 Open space is provided throughout the development in the form of public realm and private gardens. All houses will have a large-sized garden and are also complemented with the larger shared central open space, which is attractive, accessible and comfortable to use for all residents. It would also provide, subject to planting details to be conditioned, biodiversity improvements and recreational opportunities. It will also be tucked away from most vehicle parking and routes, being safe for children, while benefiting from natural surveillance.
- 8.36 Parking areas are mostly hidden from the public realm, between buildings and behind hedges, but remaining visible from homes ensuring a degree of surveillance. This is supported and addresses some concerns of the Landscape Officer.
- 8.37 Plots are arranged addressing the public realm, having opportunities to orientate buildings along the contours and benefit from solar gain.

- 8.38 The Landscape Officer raised concern with the SuDS proposal as it is not 100% an on-surface system and there is no commitment to green roofs. Whilst a 100% on-surface SuDS system is the optimal solution for drainage and biodiversity, the proposal submitted has pipes that collect water from road gullies and direct them to three ponds for infiltration. This is a sustainable solution and in line with the policy requirement that provides opportunities for biodiversity in three ponds. Each individual plot will be required to deal with surface water sustainably too, when it comes to their individual applications for reserved matters. They are also encouraged in the Design Code to make use of green roofs and rainwater collection.

#### Plots

- 8.39 The Design Code, alongside with the submitted Plots Parameters Plan, establish a series of principles and guidelines for future development of individual plots. These include:
- Plot boundaries and vehicle accesses.
  - Allowable build zones and building frontages: these vary in form and positioning.
  - Primary and secondary elevations, ensuring natural surveillance of the public realm.
  - Suggested parking position: between properties behind hedgerows.
  - Boundary treatments: hedgerows and low walls.
  - Building storeys and height: maximum two-storeys.
  - Symmetrical pitched roofs for main buildings, but flat roofs accepted for single storeys.
  - Storage to be integrated in buildings, not individual garden sheds.
  - Materials palette: clay tiles, slate tiles, metal goods, multi bricks with cream mortar, dark timber boarding and stonework, etc.
  - Sustainable design features such as PVs, air/ground source heat pumps, EV charging points, etc.
- 8.40 The Design Code and Plots Parameters Plan have been amended following the comments made by the Landscape and Design Officers. The revised layout and parameters include increase variety in plots and building frontages, integrated storage, parking tucked away from the public realm, etc. Whilst providing a framework for future development proposals of individual plots, the Design Code and Plot Parameters Plan provide sufficient flexibility to adapt to the self-build nature of the scheme and result in a varied, although coherent, character.
- 8.41 Overall, the application's supporting information explains the design rationale well, it also encompasses the SDLP landscape-led approach to access and layout design, informing the rationale for accesses and the layout proposed. The design framework for individual plots is appropriate too as it is influenced by the positive local character. The development will conserve and enhance the landscape character of the area and will be compliant with policies SD4 and SD5 of the SDLP.

#### Views

- 8.42 Visually, the site is somewhat prominent but views are mostly limited to its immediate context and they affect vehicle, bike and foot receptors along the Reservoir Lane and Harrow Lane. The existing and proposed tree and hedgerow planting filters views from the lanes. Long distance views of the site can be achieved from the Hangers to the north-west.
- 8.43 The submitted Landscape and Visual Impact Assessment acknowledges that the introduction of built form into the landscape is likely to give rise to a degree of adverse visual effects, but this needs to be considered alongside the allocation. Notwithstanding this, the Landscape Officer has not raised concerns with regards to impacts to views. Officers agree that the revised layout better relates to its context and includes sufficient space for tree cover as to mitigate adverse impacts on views. Therefore, the development would integrate well in the townscape and will preserve the scenic quality of the National Park, in accordance with policy SD6 of the Local Plan.

### Highways safety and parking

- 8.44 The Highways Authority supports the proposed pedestrian and vehicular access as currently designed and would require the applicant to enter into a S278 agreement with the Highways Authority to agree their details.
- 8.45 Policy GAPI PNDP states that new development shall provide for walking and cycling routes through and within the development where appropriate that will facilitate access to the town centre, schools and adjacent residential areas.
- 8.46 The Highways Authority raised that Reservoir Lane is narrow in locations without sufficient space for two vehicles passing, no footway provision nor street lighting. This proposal provides shared space and pedestrian access to Reservoir Lane onto the widest stretch of the lane, for safe access and movement. However, it is acknowledged that Reservoir Lane is narrow in some areas, with little or no scope for widening. Reservoir Lane has been safely shared in narrow locations by vehicles and pedestrians and a small development would not increase traffic substantially as to detract from highways safety in the area.
- 8.47 Further concern is raised by the Highways Authority with regards to the lack of direct segregated footway connections to facilities and services in the area. Whilst this is understood, it is considered that the site is allocated for low density development regardless of the current road network and the allocation policy does not tie the principle of development to highway improvements. Furthermore, any new footway provision towards the town centre and other services would be a disproportionate obligation for the small scale of the development. In addition, the provision of new footways in the area would likely cause harm to the character of historic rural roads, which would not be supported.
- 8.48 In light of the above, officers acknowledge the Highways Authority's comments, but would not require from the applicant a contribution towards improvements of the road network.
- 8.49 The Highways Authority has also commented that planting along access to individual plots and at corners could result in visibility problems and therefore highways safety issues. These comments are valid but these are considerations to be assessed at a later stage, as individual plots planting details are not assessed at this stage. Consideration will be given to visibility in due course.
- 8.50 With regards to parking provision, the proposal includes off-road parking for all dwellings, within their plots and in most cases tucked away from public realm. It also includes visitor parking along the road, providing some protection to the users of the open space.
- 8.51 Parking provision is as follows:
- a) 24 allocated off-road parking spaces for residents: 2 spaces for 2 and 3-bedroom dwellings and 3 spaces for 4-bedroom dwellings. All plots include EV charging points.
  - b) 3 unallocated on-road parking spaces for visitors.
- 8.52 The above parking provision is consistent with the parking demand of the Parking SPD.
- 8.53 The Highways Authority commented that parking arrangements of plots 6 and 7 offer restricted movement, however these have been later revised and have additional space for manoeuvring now. Notwithstanding this, parking final dimensions will be detailed at a later stage.
- 8.54 The development will not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. Overall, the proposed design of the vehicular and pedestrian network is safe, inclusive and accessible. The proposal will, therefore, protect highways safety and follow the principles set out in the 'Roads in the South Downs'. As a result, this application is consistent with highway and parking policies SD21 and SD22 of the Local Plan and policy GAPI of the PNDP.

### Surface and foul water drainage

- 8.55 Policy SD50 (Sustainable Drainage Systems or 'SuDS') supports development proposals that ensure against the increase of surface water run-off, taking account of climate change. Furthermore, Policy SD49 states that proposals should seek to reduce the impact and



extent of flooding. Policy BEP7 PNNDP requires new hardstanding areas to be permeable, for surface water to be managed on site using SuDS and for these to be supported with calculations.

- 8.56 The application site is located on an elevated position, within the Environment Agency's Flood Risk Zone 1 (low risk) and mapping indicates there is no risk of surface water flooding affecting the site, although the area is susceptible of groundwater flooding.
- 8.57 An on-site infiltration SuDS system has been proposed for the public realm, including roads and the open space, where all hard surfaces would be permeable. The surface water drainage of each individual plot would be assessed at each reserved matters application for individual development and would be expected to be dealt with SuDS. The Design Code encourages the use of green roofs and rainwater collection to individual plots too.
- 8.58 The Lead Flood Authority and District Drainage's Engineer have requested additional groundwater monitoring to be undertaken prior the determination of this application, as the currently submitted is insufficient for them to corroborate the drainage design, as proposed.
- 8.59 Additional groundwater level monitoring has been commissioned by the applicant and is being undertaken at the moment. Officers would expect this information to be completed by March 2022. Notwithstanding the absence of additional winter groundwater monitoring, officers consider that this data will unlikely result in any significant changes to the drainage design. This is due to the site being on high ground at the crest of a hill, reducing risk of shallow groundwater levels and emergence.
- 8.60 It is considered, given the above, that the additional groundwater monitoring data should be provided in support of the suitable drainage proposal prior to the grant of planning permission. Therefore, the recommendation to Planning Committee incorporates this as a requirement prior determination.
- 8.61 The development will deal with foul water by connecting to the exiting sewer network that runs along Reservoir Lane. A condition secures the adequate connection to the mains sewer network.
- 8.62 Officers, are satisfied that the applicant has put forward a drainage strategy that will deal with surface water sustainably and wholly within the site. The final details of the drainage design will be backed by additional winter groundwater monitoring data, yet to be submitted. Water will be managed appropriately and the development will not increase flood risk further down the stream, in accordance with policies SD17, SD49 and SD50 of the Local Plan and policy BEP7 PNNDP.

#### Impact on amenity of local residents

- 8.63 The site is located in proximity to residential properties. This residential scheme is assessed against policy SD5 of the SDLP which requires new development to have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.
- 8.64 Buildings will be arranged in a manner that they face the public realm, not directly addressing nearby neighbours and gardens will be located at the rear, sharing boundaries with other neighbours. The illustrative location of buildings in the Plot Parameters Plan shows that no building would be closely located to the site's boundaries or any neighbouring dwelling. No detrimental impact on neighbours living conditions (including light and privacy) is expected.
- 8.65 The proposed development will avoid harmful impacts upon surrounding residents, in line with policy SD5 of the Local Plan.

#### Sustainable construction

- 8.66 It is considered that, in principle, the proposal can acceptably incorporate sustainability measures. However, due to the self-build and outline nature of the development, as plots will be developed individually, there would be difficulties to secure some Sustainable Construction SPD requirements at this stage for a 10 dwellings development.
- 8.67 Appendix 4 of the Sustainable Construction PSD requires a series of sustainability and energy criteria from development of 10 and more dwellings. Requirements such as 10% of

green roofs and passive house certification of 10% of the dwellings within the development would be difficult to apply as a requirement given the nature of the self-build, as dwellings will be built out individually. On that basis, it is not possible to determine which dwelling would be subject to this criteria.

- 8.68 In order to maximise the sustainability of the scheme overall, and bearing in mind individual plots will come forward at different times, adopting the standard requirement of Appendix 2 (Single Dwellings) is a more workable approach for when it comes to dealing with individual reserved matters applications. These standards (in the absence of green roof and passive house percentages) can be evenly applied across the scheme as a whole.
- 8.69 Therefore, a condition is proposed to facilitate flexibility regarding how the proposal meets the requirements of policy SD48 and the Sustainable Construction SPD. The proposal is therefore considered to be in accordance with policy SD48 and policy BEP7.

Ecology and biodiversity net gain

- 8.70 Policies SD9 of the SDLP and NEP7 of the PNDP require development proposals to conserve and enhance biodiversity and to identify and incorporate opportunities for net gains in biodiversity.
- 8.71 The site is of low botanical value, comprising a field of grass with boundary hedgerows. Most of its biodiversity value lies on grassland and hedgerows being habitats that support protected species: bats, hazel dormice, slow-worms and grass snakes.
- 8.72 The application has been accompanied with an Ecological Impact Assessment. This one proposes a series of mitigation and enhancement actions for protected species and have been supported in principle by the County Ecologist.
- 8.73 Reptile mitigation would entail the translocation of reptiles from the site to another suitable site in the area (receptor site). Considering that the adjacent fields are in separate ownership and are allocated for development, translocation to these fields is not appropriate and a suitable site would have to be found before development commences.
- 8.74 Whilst the principle of reptile translocation is supported by the County Ecologist, additional information regarding the receptor site and its suitability has been requested prior to determination. However, having agreed that the principle of translocation is possible and acceptable, details of the receptor area can be conditioned to ensure that development doesn't commence unless and until details of a suitable receptor site is submitted to and approved by the Authority in consultation with the County Ecologist.
- 8.75 Whilst the mitigation and enhancement strategy is acceptable in principle and subject to details, policies SD9 and NEP7 require proposals to identify and incorporate opportunities for net gains in biodiversity. The application has been accompanied with a Draft Biodiversity Metric Assessment, which audits the existing and proposed biodiversity on site as result of this development. This metric confirms that the proposals will result in a net gain of hedgerow units, although an overall net loss of habitat units due to the loss of grassland for development. There is scope to incorporate more biodiversity into the open space and SuDS features, which could assist in reducing the net loss. However, this would depend on landscaping details, which are a reserved matter and therefore this will be assessed at a later stage.
- 8.76 Whilst the Draft Biodiversity Metric Assessment confirms an overall net loss of habitat units, it is considered, in light of policy SD9, that the proposal has identified and incorporated appropriate gains and that there is scope to improve this through landscaping. Off-site compensation would not be justified under the policy SD9 requirements and in the absence of a current legal requirement for proposals having to deliver biodiversity net gain.
- 8.77 This proposal will mitigate identified adverse effects on protected species. The design of the scheme gives consideration to habitats and protected species, retaining key features and providing habitat gains where possible, in the form of hedgerows mainly. Given the above, and subject to conditions, the proposal is compliant with policies SD9 of the Local Plan and policy NEP7 of the PNDP.

### Green infrastructure and trees

- 8.78 Existing green infrastructure (GI) on site comprises a mature line of trees along the northern boundary and along Harrow Lane as well as scattered trees along other boundaries. Dense hedgerows delimit the site on its southern and eastern boundaries. There is a clear opportunity for the development to retain existing linkages along boundaries, to reinforce existing networks and create new ones in the absence of constraints within the site.
- 8.79 This proposal retains and protects existing GI on site, except where new access entails loss of some hedgerow. Notwithstanding this, the design process has identified the key GI elements and the layout retains the mature trees and hedgerows, while thickening existing hedgerows with additional planting.
- 8.80 An open green space provides connectivity for people and wildlife, joining with trees and hedgerows along boundaries and beyond. Roads are narrow where they meet the open space to minimise breaks in the GI as well as to facilitate a future joined-up tree cover in the long term.
- 8.81 Key GI assets (existing and proposed) will fall outside of private gardens which would facilitate good management by a management company or similar and avoid encroachment of activities and domestic paraphernalia into GI. Access to green infrastructure spaces will be available to all residents for enjoyment and management, which will contribute to its long term success.
- 8.82 It is therefore concluded that the proposed scheme is compliant with policies SD11 and SD45 of the SDLP as it will protect and enhance existing trees and green infrastructure on site and will provide new multifunctional linkages across the site, which will benefit wildlife, surface water drainage, climate regulation and residents' well-being.

### Ecosystem services

- 8.83 Policy SD2 of the SDLP relates to ecosystem services and states that development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This is to be achieved through design and delivering all opportunities to manage natural resources sustainably.
- 8.84 The development does manage water on site using SuDS and avoids significant changes of ground levels and movement of soils by working with the contours. Hedge planting along garden boundaries will intercept surface water. The GI and planting strategy is based on retaining existing key features and joining-up existing GI as well as providing significant new GI.
- 8.85 Regarding sustainability criteria, there are several aspects that contribute to mitigation and adaptation to climate change such as: EV charging points (reducing air pollution), 110 litres of water/day limit, minimal use of hard surfaces, CO<sub>2</sub> reduction through renewable energy and energy efficiency of buildings. The site will not be connected to the gas grid too, mitigating clean pollution and climate change through its utilities supply.
- 8.86 The layout has been designed to provide access to residents to open spaces and pedestrian routes across the site. The site is also relatively well located to the public right of way network, including the Shipwrights Way, which contributes to the recreational opportunities and well-being of residents.
- 8.87 Although the site is a green field that provides services to the ecosystem, the principle of new residential development is accepted and therefore some negative impacts to services would be expected from any form of development on this non-intensively used green field site. Notwithstanding this, this proposal (access and layout) has demonstrated that reasonable opportunities have been incorporated to deliver positive impacts for people and wildlife. Further opportunities will result from later reserved matters stages. Therefore, this development proposal meets the requirements of Policy SD2 of the Local Plan.

### Dark night skies and relative tranquillity

- 8.88 The application site is located within the Dark Night Skies Zone E1(b) – Transition Zone. This is also in an area of low level of relative tranquillity as shown in the SDNP Tranquillity Study.
- 8.89 Policy SD7 (Relative Tranquillity) SDLP states that development proposals will only be permitted where they conserve and enhance the relative tranquillity of the National Park. The main element that lowers the tranquillity values of the site is noise associated to traffic on the A3, as well as the presence of built environment to the south mainly. Whilst the proposal would introduce new houses on a green field, the development will not necessarily lead to levels of visual and aural disruption as to detract from the existing low tranquillity value. Proposals have been amended to ensure that areas of higher tranquillity such as Harrow Lane remain undisturbed.
- 8.90 Policy SD8 of the Local Plan relates to the conservation and enhancement of the intrinsic quality of the dark night skies, and the integrity of the Dark Sky Core. The existing site, albeit in a settlement edge location, is undeveloped and does currently conserve the dark skies. The proposed layout does not include street lighting. Notwithstanding this, some external lighting is expected but to be limited to each dwelling's front entrance with motion sensors and time delay off. This is controlled at reserved matters stage and by conditions. Any external lighting would be required to meet the SDNPA Dark Skies Technical Advice Note and the mitigation recommendations in the submitted Ecological Impact Assessment.
- 8.91 Given the above, no harmful light pollution is expected to result from the development and local habitats will be protected from light pollution. The proposal has demonstrated that the level of tranquillity and dark night skies will be conserved on site and therefore its compliance with Policies SD7 and SD8 of the Local Plan.

### Other matters

- 8.92 The application site is well served with utilities such as water supply, sewer, broadband, electricity and gas. Connection to these networks are considered feasible.
- 8.93 Pre-commencement conditions have been agreed with the applicant.

## **9. Conclusion**

- 9.1 The proposals have addressed matters raised by officers at pre-application and during the life of this application.
- 9.2 The development will deliver group of plots ready for individual applications for development in accordance with the framework agreed in the Plots Parameters Plan and Design Code. It will deliver 5 affordable homes, exceeding policy requirements.
- 9.3 Overall, officers are satisfied on the design, landscape, highways and sustainability implications of the proposal. The proposed development is considered proportionate, appropriate to its location and landscape-led with strong emphasis on Green Infrastructure and good quality public realm. It will contribute to the implementation of the Petersfield Neighbourhood Development Plan and its ambition to provide sites for self-build dwellings.
- 9.4 Whilst some concerns were raised in terms of ecology and drainage, these are considered to be solvable through the life of the application before planning permission is granted.
- 9.5 It is considered that the application is consistent with allocation policy HPI, the Design Framework (Site H11) and the remaining Development Plan. Therefore, it is recommended for approval subject to conditions and the completion of a Section 106 legal agreement.

## **10. Reason for Recommendation and Conditions**

### 10.1 Recommendation:

- I. That outline planning permission be granted subject to:
  - The completion of a Section 106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the delivery of the following:

- a. Five affordable dwellings in accordance with paragraph 3.3 of this report;
  - b. Occupancy restrictions for self-build dwellings in line with policy HP7 PNDP.
  - The completion of a preliminary feasible drainage layout supported with an additional groundwater assessment.
  - The completion of an acceptable detailed scheme of mitigation for reptiles.
2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:
- The Section 106 agreement is not completed or sufficient progress has not been made within 6 months of the 20 January 2021 Planning Committee meeting.
  - Drainage proposals are not demonstrated to be feasible with a supporting additional groundwater assessment within 6 months of the 20 January 2022 Planning Committee meeting.
  - A detailed scheme of mitigation is not submitted or found acceptable to mitigate impacts on reptiles within 6 months of the 20 January 2022 Planning Committee meeting.

## 10.2 Proposed conditions:

### Reserved matters and timeframe

1. Applications for the approval of the matters referred to herein shall be made within a period of three years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:-
- (i). three years from the date of this permission, or
  - (ii). two years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason - To comply with the provisions of Section 92(2) of the Town and Country Planning Act, 1990.

### Approved Plans

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.

### Design principles

3. Any reserved matters application(s) shall be in accordance with the approved Design Code (v2 – December 2021) and the Plot Parameters Plan (0122 – Rev.P04 – December 2021).

Reason: To safeguard the landscape character of the site, in the interest of good design, in accordance with policy SD4 and SD5 of the South Downs Local Plan 2014-2033, BEPI of the Petersfield Neighbourhood Plan 2013-2028 and the NPPF 2021.

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

### Construction Environmental Management Plan

4. No development shall take place, including any ground works or works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:
- (i) the anticipated number, frequency and types of vehicles used during construction;

- (ii) the method of access and egress and routeing of vehicles during construction;
- (iii) the parking of vehicles by site operatives and visitors;
- (iv) the loading and unloading of plant, materials and waste;
- (v) the storage of plant and materials used in construction of the development;
- (vi) the erection and maintenance of security hoarding;
- (vii) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- (viii) details of public engagement both prior to and during construction works;
- (ix) temporary arrangements for access and turning for construction traffic for each part of the site; and
- (x) an indicative programme for carrying out of the works;
- (xi) protection of trees, hedges and water infrastructure to be retained;
- (xii) a sensitive lighting strategy during construction, in line with the SDNPA Dark Skies Technical Advice Note;
- (xiii) measures to control the emission of dust and dirt during construction;
- (xiv) measures to mitigate noise, including vibration, during construction works.
- (xv) a scheme for recycling / disposing of waste resulting from demolition and construction works, including extraction details and management of any extracted sand from the site.

Reason: In the interests of highway safety and the amenities of the area and having regard to National Policy Guidance contained in the NPPF 2021. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

#### Foul and surface water drainage

5. No development approved by this permission shall be commenced until full details of the proposed means of foul drainage disposal and connection to the network have been submitted to and approved in writing by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: In order to secure a satisfactory standard of development that meets the requirements of Policy SD17 of the South Downs Local Plan 2014-2033. To ensure that the proposed drainage system does not harm groundwater resources and the site is drained adequately. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

6. No development approved by this permission shall be commenced until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter.

Reason: To ensure satisfactory surface water drainage. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

7. The development hereby permitted shall not be brought into use until details of the management and maintenance of any parts of the drainage system which will not be adopted (including any ponds, ditches, swales, permeable paving and land drains) has been submitted to and approved in writing by the Local Planning Authority. The submitted details should specify the responsibilities of each party for the implementation of the Sustainable Urban Drainage scheme (SuDs), a timetable for implementation, provide a management plan and maintenance plan for the lifetime of the development which should include arrangements for adoption by any public authority or statutory undertaker and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason: To ensure the efficient maintenance and ongoing operation of the SuDS system and to ensure the best practice in line with the most up-to-date guidance.

#### Access details

8. No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient, visibility splays and type of construction proposed for all accesses (pedestrian and vehicular) onto Reservoir Lane have been submitted to and approved in writing by the Local Planning Authority. The implementation shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority. The lines of sight splays shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

#### External lighting

9. No external lighting shall be installed on each respective phase (as approved by condition one) until its details (to include lux rating, hours of operation, angle of lighting and colour temperature) have been submitted to and approved, in writing, by the Local Planning Authority. The details approved shall be implemented and maintained as approved.

Reason: To safeguard the landscape character and dark night skies of the site and National Park and enhance biodiversity in accordance with SD4, SD8 and SD9 of the South Downs Local Plan 2014-2033, BEP1 of the Petersfield Neighbourhood Plan 2013-2028, the NPPF and the first statutory purpose of the National Park.

#### Underground services

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

Reason: To safeguard the landscape character of the site in accordance with policy SD4 of the South Downs Local Plan 2014-2033, BEP1 of the Petersfield Neighbourhood Plan 2013-2028 and the NPPF.

#### Ecology

11. Notwithstanding the details submitted, a detailed scheme of ecological mitigation and enhancement of protected species and habitats, including any necessary translocation details of reptiles, shall be submitted to and approved by the Local Planning Authority prior to any development commencing on site. This scheme shall include adequate phasing of the ecological mitigation and enhancement. Once approved, development shall proceed in complete accordance with these details. Thereafter, all enhancement measures shall be protected and retained in perpetuity

Reason: to safeguard the habitats and protected species on site in line with policies SD9 and SD10 of the Local Plan and policy NEP7 of the Petersfield Neighbourhood

Development Plan. To ensure the safeguard of protected species in line with the Wildlife and Countryside Act 1981 (as amended).

#### Parking

12. None of the respective dwellings shall be occupied until their respective vehicular and cycle parking spaces are available for use.

Reason: To safeguard against interrupting the free flow of traffic and to safeguard the landscape character of the site in accordance with policies SD4, SD5 and SD22 of the South Downs Local Plan 2014-2033 and the NPPF.

#### Sustainable construction

13. Notwithstanding the details shown on the approved documents and plans no development shall commence unless and until detailed information in a pre- construction stage sustainable construction report in the form of:

- a) as built stage SAP data;
- b) as built stage BRE water calculator;
- c) product specifications;
- d) building design details;

demonstrating that the dwellings have:

- a) reduced predicted CO<sub>2</sub> emissions by at least 19% due to energy efficiency and;
- b) reduced predicted CO<sub>2</sub> emissions by a further 20% due to on site renewable energy compared with the maximum allowed by building regulations;
- c) EV charge points;
- d) predicted water consumption of no more than 110 litres/person/day;
- e) separate internal bin collection for recyclables;
- f) private garden compost bin,

and evidence demonstrating

- a) sustainable drainage and adaptation to climate change measures;
- b) selection of sustainable materials;

which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these agreed details and these details will hereafter be retained.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change, in compliance with policies SD2, SD22 and SD48 of the SDLP and the Sustainable Construction SPD.

#### Informatives

1. Officers advise future applicants, including the Petersfield Community Land Trust to discuss with officers the best ways to proceed with regards to future reserved matters application for individual plots and the public realm and infrastructure/services.

### **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. This has included the provision of advice from the SDNPA Senior Development Management Officer, Landscape, Design and Policy Officers, the opportunity to provide additional information and revisions to the proposal for the purposes of adding value and address concerns with the proposals.

## **TIM SLANEY**

**Director of Planning**

**South Downs National Park Authority**

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SDNPA Consultees Legal Services

Background Documents [Planning application \(documents, representations and consultation responses\).](#)

[South Downs Local Plan 2014-2033](#)

[Petersfield Neighbourhood Development Plan 2013-2028](#)

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

[The South Downs National Park Partnership Management Plan \(2020-25\)](#)

[English National Parks and the Broads: UK Government Vision and Circular \(2010\)](#)

[South Downs Integrated Landscape Character Assessment \(2020\)](#)

[SDNPA Supplementary Planning Documents](#)

[SDNPA Technical Advice Notes](#)

[Roads in the South Downs \(2015\)](#)

