

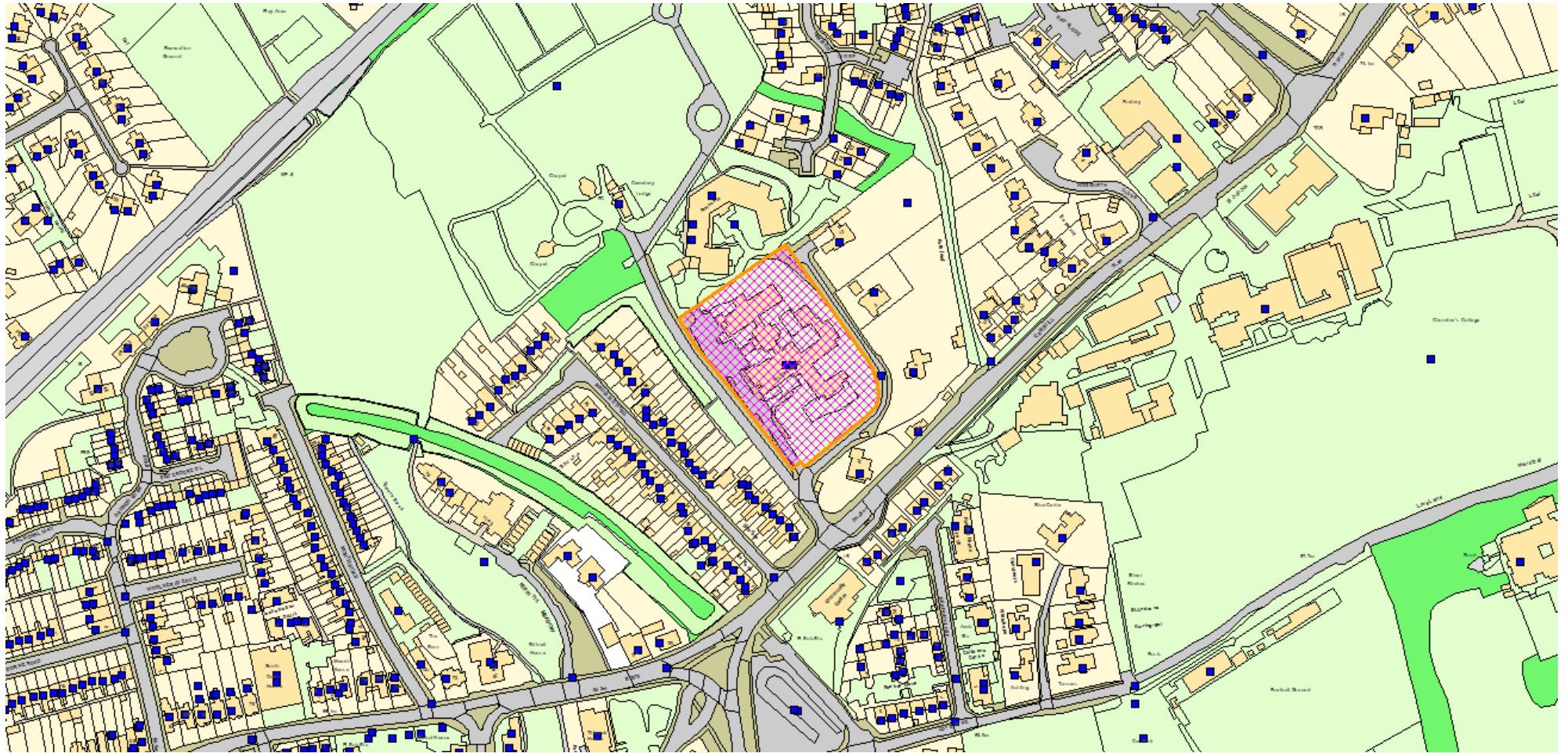
Agenda Item 6
Report PC22/23-29

Report to	Planning Committee
Date	13th April 2023
By	Director of Planning
Local Authority	East Hampshire District Council
Application Number	SDNP/22/05643/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, Ramshill, Petersfield, Hampshire, GU31 4AP

Recommendation:

- 1) That planning permission be granted subject to:
 - i) 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.
 - ii) The completion of a satisfactory preliminary feasible surface water drainage strategy supported with further infiltration testing and subsequent ground water assessment, the consideration of which is delegated to the Director of Planning, as necessary.
 - iii) The conditions as set out in paragraph 9.2 of this report.
- 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:
 - a) the S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 13 April 2023 Planning Committee meeting.
 - b) The surface water drainage strategy has not been satisfactorily demonstrated to be feasible.

Site Location Map



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Executive Summary

Key Matters

- The site is occupied by a vacant 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) and day centre facilities. The flats would comprise of an entirely affordable scheme with either social rented or shared ownership tenures.
- The site is allocated in the Petersfield Neighbourhood Development Plan (PNDP) for an extra care housing scheme for an indicative 40 dwellings. The proposed use would accord with this policy, but a larger scale of development is proposed than the policy envisaged. A larger development is justified on viability grounds and advice is that to operate the scheme 56 flats is the minimum threshold required.
- This current application responds to the refusal of a previous application for the same amount of development (i.e 56 flats), which was refused with the main overarching issues being scale and design. A contemporary form of architecture is still proposed. The revised scheme has a smaller building footprint which is also a different shape comprising of 5 wings to increase the amount of external space and better articulate the building's overall character and appearance and reduce its massing.
- The Design and Landscape officers acknowledge many improvements compared with the previous scheme, but still raise a concern about the building's scale. Overall, it is considered that an acceptable scheme is proposed for the reasons outlined in this report.
- Representations object to the scale, mass and bulk and architectural approach of the scheme and its impact upon the character and appearance of the area and surrounding amenities.

The application is before Members due to its determination of the previous application and due to the scale, design and nature of the proposals.

1. Site Description

- 1.1 The existing building, known as Bulmer House, was constructed in the 1970s and was in use as a care home operated by Hampshire County Council. It occupies the majority of the site with an irregular shaped footprint and varied amenity space around it. It is built out of brick with varied roof heights and forms, up to two storeys high.
- 1.2 The site slopes downwards from Ramscote (an adjacent care home) to Ramshill. Bulmer House is on higher ground to Ramshill and residential streets to the south west, but it is on lower ground than the dwellings opposite to the north east site boundary. The site is visible through the access on Ramshill, where it is not overly prominent, but otherwise neighbouring properties and trees screen it from other public vantage points. There are mature protected trees along the south east and north east site boundaries. There are further conifer trees and fencing along the boundary with Ramscote.
- 1.3 The site is accessed via Ramshill and the access road is shared with neighbouring dwellings, Ramscote, and Petersfield Cemetery. The access road runs in front of Bulmer House, where there are parking areas, to Ramscote. The access also splits into a separate road leading to the cemetery.
- 1.4 There are 3 listed buildings near to the site. Cliff Cottage (grade II) is adjacent to the site access, a chapel and church at Petersfield Cemetery are grade II listed. The site is outside of the Petersfield conservation area.

2. Relevant Planning History

- 2.1 SDNP/21/03755/FUL: Demolition of the existing Bulmer House and construction of a new 56 apartment extra care scheme and day centre with associated landscaping. **Refused** 27.01.2022 (and subject to an ongoing appeal) for the following reasons:
 - Excessive scale, bulk and massing which would create an imposing building.
 - Would not sympathetically integrate with or make a positive contribution to the

character and appearance of the area.

- Insufficient high quality amenity space and landscaping around the building.
- Incoherent institutional architecture; not locally distinctive with no sense of place.
- Monotonous long rooflines and repetitive fenestration, which creates a horizontal emphasis in the architecture that accentuates its excessive scale.

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. Proposals were considered at a Design Review Panel meeting, which raised the following:

- Lack of information and evidence to support the proposals at that time.
- Cannot support redevelopment without justification for not re-using 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. 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 driving the design.
- Principle of courtyard spaces around the building supported; concern about amount of outside space.

3. Proposal

3.1 A new build 56 bed residential extra care scheme is proposed, comprising of 1 and 2 bed age restricted (55+years) flats. All of the units would be of an affordable tenure with a mix of 70% affordable rent and 30% shared ownership, as below.

Bedrooms	No of flats	Tenure
1	37	Affordable rented
2	19	2 affordable rented, 17 shared ownership

Total	56	
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3.2 Communal facilities would be at the ground floor which include a lounge, day centre, cafe/bistro with further lounge space and terrace, hair salon, and activity room. The day centre would be used by non-resident individuals and groups from the wider community to create a 'hub' within the building. Activities could also involve engagement with local schools for intergenerational activities, as an example.

3.3 The day centre would offer 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

3.4 The proposals involve a re-design from the previously refused application. The new building would have a larger footprint than Bulmer House but smaller than the previously refused scheme. It would be partially set into the existing topography to create internal level floor plans and has been designed to have 5 wings with landscaped courtyards in between them and a central entrance. The building would face onto the access and parking, which would be retained and improved by a new hard and soft landscape scheme.

3.5 It would be predominantly 2 and 3 storey, with a smaller 4 storey at the northern end of the building. A contemporary architectural approach is proposed, with a variety of gables at varying heights and flat roofs at the higher parts of the building, whilst its southern end would be two storey with a flat roof and roof top terrace. Elevations are articulated with a simple palette of red brick and terracotta tiles, with brick detailing, and a series of projecting and recessed bays and balconies. The fenestration has sought to create a visual vertical emphasis to the building.

3.6 The nature of the use has influenced the internal layout, which necessitates wider corridors, doorways, and the size and layout of flats to accommodate resident's varying needs. National 'HAPPI' principles/guidance has been used to design the internal arrangement and specifications of the scheme.

Sustainability of the building

3.7 The building is proposed to achieve an 'Excellent' BREEAM rating. Solar PV panels are proposed which would feed into the building's main electricity supply and the heating and hot water systems would be electric. Green roofs are proposed which equate to 10% of the total expanse of roofs. Electric vehicle charging points are proposed.

Access and parking

3.8 The existing access would be retained and still facilitate access to Ramscote, neighbouring dwellings and the cemetery. The parking area in front of Bulmer House would be retained and increase from 19 to 23 spaces. Minibus parking, drop off/pick up point and cycle spaces are also proposed. Storage for mobility scooters would be accessible at the main entrance. Crossing points along the access road are proposed.

The landscape scheme

3.9 Protected trees along the south east and north east site boundaries would be retained. Conifer trees at the northern boundary would be replaced. Courtyards and terraced areas around the building would be landscaped with paths/hardstanding and a variety of planting. The hard landscape scheme in front of the building involves even and accessible surfaces, a clear definition of spaces, parking and pedestrian routes including from Ramscote to the edge of the site close to Ramshill.

Lighting

- 3.10 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

- 3.11 Foul drainage would connect to the existing sewer network. Surface water drainage would comprise of rainwater gardens, swales and SUDS pond (with pipework) as well as permeable surfaces and underground attenuation tanks.

4. Consultations

- 4.1 **Arboricultural Officer:** No objection, subject to conditions.

- 4.2 **Design Officer:** Neutral comments, as follows:

Layout, scale and design

- Real improvements to external space and more distinctive, human scale, building.
- Strong gabled roofs, vertical emphasis, materials, and projecting architectural details relate well to Petersfield and neighbouring dwellings.
- Reduced institutional character.
- Outside of the site, would read as a collection of domestic scale buildings.
- BREEAM Excellent met.
- Reduced footprint improves amount and quality of external space than previously, but still slightly too large for the site and constrains external space.
- Large footprint is further west than existing building.
- Complete fully accessible peripheral walking route on site not achieved.
- Substantial compliance with Sustainable Construction SPD; no mention of appropriately sourced timber, plastic windows proposed, multifunctional SUDs must be maximised.

Landscape scheme & SUDs

- Planting appropriate; hard landscaping generally acceptable.
- Variety of external spaces which potentially provide good experiences for residents.
- Multifunctional SUDs opportunities not maximised.

Parking

- Site frontage dominated by car parking; not an attractive approach to the building and heavily dependent on mature trees outside of the site to visually mitigate this.

- 4.3 **Drainage:** No response, Members will be updated.

- 4.4 **Ecology:** No objection, subject to conditions.

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

- 4.6 **Environmental Health (contamination):** No objection, subject to conditions.

- 4.7 **Environmental Health (pollution):** No response, Members will be updated.

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

- 4.9 **Historic Buildings Officer:** Neutral comments, as follows:

- Outside of Petersfield Conservation Area; defer to Design Officer on design matters.
- Out of the 3 listed buildings in the vicinity, potentially it is the setting of Cliff Cottage most likely to be affected, which has already been impacted by Bulmer House.

- Proposed height raised as an issue in submitted comments. Development has been restricted to two storeys at its southern end to reduce greater visibility from Cliff Cottage.
- Development being more visible from Cliff Cottage is not in itself a reason for refusal.
- Heritage Statement required to assess the impact on setting of a heritage asset.

4.10 **Housing:** Support, as follows:

- Opportunity to deliver significant accommodation and welfare benefits to the local community, where there is a lack of accommodation of this tenure.
- Large need for affordable rented accommodation for older people.
- Opportunity for older residents to have a choice of quality, affordable accommodation, with essential care and support to promote independent living, health and wellbeing.
- Proposed tenure split of affordable rent and shared ownership is acceptable.
- Understood 56 units is the minimum threshold to viably deliver the scheme.
- Supports Council's Welfare and Wellbeing Strategy to support an ageing population.
- Legal Agreement needed to secure the affordable tenure.

4.11 **Landscape Officer:** Neutral comments, as follows:

- Support the assessment of the Design Officer.
- The reduced footprint is positive but needs to be weighed against the height of the building and effects on local views and surrounding character.
- Highly constrained site and overall capacity should be influencing the amount of development.

4.12 **Lead Flood Authority:** Further information required, as follows:

- Small and isolated areas with low to medium risk of surface water flooding.
- Testing of water infiltration into the ground undertaken, however, this is insufficient and further testing required.
- Subject to the above, drainage strategy may not be appropriate and detailed design and calculations are subject to change, as required.
- Further information required before a recommendation can be provided.

4.13 **Natural England:** No response, Members will be updated.

4.14 **Petersfield Town Council:** Objection, as follows:

- The building is too high.
- Design not in keeping with the surrounding area.
- 23 car parking spaces insufficient.
- Unacceptable landscaping design.

4.15 **Southern Water:** No objection.

4.16 **Waste and Recycling Services:** Refer to planning guidance for the storage and collection of waste and recycling.

5. Representations

5.1 4 objections and 1 neutral response received, which raise the following issues:

Objections

- Contrary to the Local Plan (specifically SD5, SD12, SD48) and no material considerations that outweigh conflict with the Development Plan.

- Does not meet Purpose I and contrary to the NPPF 2021.
- Previous reasons for refusal not addressed.
- Unjustified major development (SD3, NPPF para 177).

Scale and design

- Replacement of existing building not a green approach.
- Larger development compared with allocation policy.
- Overdevelopment (80dph, whereas Petersfield characterised by lower densities).
- Excessive scale, bulk, and massing.
- Uncharacteristic design; harm to the character and appearance of the area/townscape including adjacent designated area of special housing character.
- Flats proposed, rather than an extra care scheme.
- Height contrary to 2020 Design Review Panel (DRP) advice; refer proposals again to DRP.
- Contrary to Design SPD - building heights, enhancing/restoring local character, impact on neighbouring amenities.
- BREEAM 'Excellent' marginally met; may not be achieved at detailed design stage.
- Impact on trees.

Impact on amenities of neighbouring dwellings

- Loss of outlook and privacy (overlooking).
- Boundary vegetation will not provide an effective screen.
- Incongruous and overbearing; harmful sense of enclosure.
- Insufficient assessment of impacts from neighbouring properties (eg. sunlight study).
- Noise and disturbance, given scale and nature of the use.
- Further site sections required to show relationship with neighbouring no.10 Ramshill.

Parking

- Insufficient parking for the scale of development and future residents still likely to drive.
- Parking provision not satisfactorily addressed in previous application; SDNPA needs to undertake an assessment separate to Hampshire County Council.

Cultural heritage

- Further assessment of impacts upon heritage assets required, via a Heritage Statement.
- Impact on Cliff Cottage.

Neutral representation:

- Rights of access over land need to be maintained.
- Access shared with Bulmer House, poor visibility and speed bumps should be introduced.

5.2 **The Petersfield Society:** Objection.

- Existing building fits comfortably on the site with little impact on its locality.
- Revised proposals are a significant improvement than the previous scheme, however, its four storeys will have a major impact on the surrounding area, including residential amenities.
- The 'boxy flat roof' elements of the building not in keeping with its surroundings and design should articulate the domestic nature of the site.

- The building should be no more than 2-3 storey.
- Significant overdevelopment compared to the allocation for 40 units.

6. Planning Policy

6.1 Most relevant policies of the adopted South Downs Local Plan (2019) (a longer list of other relevant policies can be found in Appendix I)

- SD1: Sustainable Development
- SD4: Landscape Character
- SD5: Design
- SD19: Transport and Accessibility
- SD48: Climate Change and Sustainable Use of Resources

6.2 Most relevant policies of the adopted Petersfield Neighbourhood Development Plan (2016)

- BEP1: The character, setting and quality of the Town's built environment.
- BEP7: Sustainable and adaptable Buildings.
- HP1: 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.
- GAP1: Provide pedestrian, cycle and mobility scooter access to the town centre from new developments.

6.3 Relevant supplementary planning documents (SPD) and other guidance

- Sustainable Construction SPD.
- Parking for Residential and Non-Residential Development SPD.
- Design SPD.
- Ecosystems Services (non-householder) Technical Advice Note (TAN) 2019.
- Biodiversity TAN 2022.
- Dark Night Skies TAN 2021.
- The Petersfield Town Design Statement 2010.

6.4 Most relevant sections of the National Planning Policy Framework 2021

- Section 12: Achieving well designed places.
- Section 15: Conserving and enhancing the natural environment.
- Section 16: Conserving and enhancing the historic environment.

6.5 Most relevant policies of the South Downs Management Plan (2020-2025)

- Policy I: Conserve and enhance.
- Policy 50: Development to meet social and economic needs.

7. Planning Assessment

Principle of development

7.1 Bulmer House has remained vacant in recent years because it is no longer fit for purpose for modern care needs and requirements. To achieve a successful scheme in meeting people's needs, its demolition is an acceptable approach.

7.2 An extra care scheme accords with the site's allocation in the PNDP for new specialist housing and care facilities, rather than conventional housing, "to meet the on-going and

changing needs of older persons” (PNDP policy HP3). The site is allocated with an indicative capacity of 40 dwellings (PNDP policy HPI) in contrast to the 56 units proposed. This scale of development and why 56 is proposed is addressed in the design considerations below.

- 7.3 Policy HP3 also does not set out an expectation for any proposals to provide affordable housing on site. Instead, 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.*” The proposed scheme goes beyond HP3 by proposing a 100% affordable tenure, with 70% being affordable rent. Furthermore, given that, extra care schemes typically fall within the C2 Use Class, as in this instance, such a use typically makes affordable housing more difficult to secure because it is often not seen as conventional housing, upon which affordable housing policies can apply.
- 7.4 In the above respects, there is a clear significant benefit of exceeding what the PNDP set out to achieve. Furthermore, the Housing Officer has outlined a substantial need for affordable extra care accommodation and is supportive of the proposed tenure and mix of 1 and 2 bed flats.

Major Development

- 7.5 It has been contended in a third party representation that the proposals are major development, for the purposes of SDLP policy SD3 and the NPPF (policy set out in appendix I). This is a matter of judgement based on the scale, character, nature and setting of the development and whether there would be potential for a significant adverse impact on the purposes for which the National Park has been designated or defined.
- 7.6 Whilst a large development is proposed, it would be located reasonably central within Petersfield, on a brownfield site, amongst a mix of uses and scales of buildings. The proposals would be visible within the townscape from close range views but, otherwise, would not be discernible from wider vantage points including elevated views from Butser Hill for example. Furthermore, its use would not detract from its surroundings and, as detailed below, an acceptable design is proposed which would integrate with the surrounding built context. Having considered the scale, character, setting and potential impacts, including upon national park purposes of the development these are not significant enough to warrant it being considered as major development. Regard has been had to the considerations on major development outlined in the Local Plan to conclude that the proposals are not ‘major.’

Design considerations

- 7.7 Policies HPI and HP3 cite the need to accord with the PNDP design framework for the site and any other relevant PNDP policies. The design framework for the site is limited (see **Appendix 2**) and does not include an indicative layout or specific design criteria to inform the design that might otherwise ‘compete’ with the landscape-led approach.
- 7.8 The indicative 40 units and the design framework indicate what scale of development may be acceptable, however, it is unclear how this was determined. At 56 units, a significant increase is proposed, however, the scheme comprises of predominantly 1 bed flats (37 out of the 56). Furthermore, the scale of development has been more accurately assessed through the design process, which was informed by the opportunities and constraints of the site.
- 7.9 It is recognised that a certain quantum of development is required to viably deliver a socially beneficial scheme such as this. Advice is that 56 units is the minimum necessary particularly given other day centre facilities are provided also. The number of flats and communal facilities have not changed in the current proposals but the revised proposals seek to address the previous reasons for refusal (see paragraph 2.1) which focus on design considerations.
- 7.10 A summary of the main changes compared to the previous scheme are as follows:
- A more varied roofline and roofscape achieved.
 - Institutional character avoided.
 - More coherent architectural approach, which breaks up the overall scale, mass and bulk.

- A better vertical emphasis to the building through its form and fenestration.
- Better palette and use of materials.
- More locally distinctive, with better references to Petersfield.
- Improvements to the amount and quality of external amenity spaces.

Proposed Layout

- 7.11 The Landscape and design officers have not objected but remain concerned about the size of the building, albeit to a lesser degree than the previous scheme. Positive feedback is given overall that the re-design has led to real improvements with a better external environment and a more distinctive and ‘human scale’ building.
- 7.12 Operational requirements and standards for the scheme which need to be accommodated have also influenced the footprint and the building’s layout (see paragraph 3.2). A reduced footprint has been achieved which comprises of 5 wings to help to break up the building’s bulk and massing, plus additional courtyard spaces have been created with 3 now proposed along the south west frontage. The most southerly of these courtyards includes a terraced area which links with a communal lounge, café/bistro and activity room which improves the interaction amongst residents and visitors. At this southern end, the building has now been set back into the site which responds better to the site’s topography, whereas previously it was more ‘perched’ on the ground with a brick plinth at this lowest part of the site.
- 7.13 The orientation of the building has been dictated by needing to retain the existing access to Ramscote and parking areas, but it also affords the best use of space on site. The building would be slightly set back from the road and comprises the shortest length of the building with 2 wings and a central courtyard at its main entrance is proposed, all of which is positive. The 3 wings at the rear are set back from boundary trees to respect root protection areas and they also break up the overall massing of the building, which is also positive.
- 7.14 The footprint and layout of courtyard spaces improve upon the previous scheme by increasing amenity space and its quality. The reduced footprint still results in the spaces around it having to work ‘hard’ to achieve competing objectives of high quality amenity space, landscaping, and biodiversity net gain and surface water drainage. Holistically, a good overall balance has been achieved amongst these priorities and conditions are proposed to secure these aspects of the scheme.
- 7.15 Overall, it is considered that the site can accommodate the development without appearing overly cramped regarding the building’s footprint, service yards and parking and still provide a sufficient amount and quality of enhancements to be delivered within the planning balance to accord with relevant policies such as SD2, SD9 and SD45.

Proposed Architecture

- 7.16 The proposed contemporary style of architecture is supported and the revised approach has well-articulated elevations that remove the institutional character to address previous concerns, which is supported by the Design Officer. The varied heights and proportions of gables which step down through the building helps to break up the overall scale, bulk and massing. The brick gables and their pitch also reflect the character of Petersfield, albeit at a larger scale. The proposed form of the building and the positioning and proportions of windows also create a greater vertical emphasis within all elevations, which addresses further previous concerns.
- 7.17 Representations have raised concerns about the height of the building. As a consequence of reducing the footprint, the building has been made higher in order to accommodate the 56 flats. The revised design and addressing the need for more vertical emphasis have influenced its overall height. Gables are now proposed but these would not result in the building being unduly prominent in views from the south on Tor Way, as they would largely be hidden by properties on Madeleine Road. The articulated gables, flat roofs and varied building lines and heights would create a roofscape that appears as a collection of buildings, rather than a single mass. Also, due to the stepped down approach of the building a backdrop of trees would be visible. These are improvements upon the previous scheme where concerns were

also raised about a consistent long single roof height and form.

- 7.18 The southern end of the building would be 2 storey with a flat roof. This also helps to minimise the scale, bulk and massing of the building and allows for a roof top terrace, which would afford views of the Downs. This also addresses views into the site from Ramshill where this two storey element would be the closest part to the road and would help to reduce the building's visual prominence and the revised footprint better responds to the site's ground levels.
- 7.19 The brick and tile combination of materials does not overly complicate the elevations. The tiles would be used for recessed elements which contrasts textually with the brick projecting gables and flat roof elements with their well-articulated brick detailing. Together, along with how they are employed, the materials would create a coherent character to the building and help to visually break up its massing, including the 4 floor at its northern end.

Design summary

- 7.20 The revised approach has addressed previous reasons for refusal. The proposed siting, scale, form and architecture would not result in an overly cramped form of development or appear as overdevelopment of the site, whilst achieving an acceptable quality and amount of amenity space with scope to deliver aforementioned enhancements. The proposals, therefore, accord with the respective design related policies in the Development Plan (SD4, SD5 of the SDLP and BEP1, HP8 of the PNDP specifically).

Adjacent area of special housing character

- 7.21 Concern in the representations has been raised about the impact upon the adjacent area of special character to the north. PNDP policy BEP5 identifies this area of low density with large houses and plots as worthy of being retained, with the purpose of protecting it from intensification. This policy is, however, focussed on development within it and is not explicit about how development outside of it should be considered.
- 7.22 Nonetheless, the aforementioned policies in paragraph 7.19 relate to high quality development integrating with its surroundings, which are considered to be accorded with for the scale and design considerations outlined. Furthermore, policy HPI allocated the site for a large scale development of an indicative 40 dwellings. The proposals are larger than the allocation anticipates, however, the impact of the proposals and its contribution to the townscape are acceptable.

Sustainability

- 7.23 Achieving the BREEAM 'Excellent' rating is positive and improves upon the 'Very Good' rating in the previous scheme. This would need closer consideration through proposed condition 8 to ensure this is met, given Excellent is only marginally achieved.
- 7.24 A good use of renewable technologies and avoidance of fossil fuel usage to power the building is positive. Electric vehicle charging is also proposed. Green roofs respond to officer feedback and although they do not appear to form part of the overall surface water SUDs strategy, they are an environmental enhancement within the scheme and their integration with drainage can be considered in more detail via conditions 11 and 15.

Ecology and trees

- 7.25 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. These include appropriate planting and improved habitat for pollinators and invertebrates, removal of conifer trees and replaced with more native species, bird and bat boxes and green roof provision. These are proposed to be secured via conditions 13 to 18.

Cultural heritage

- 7.26 The Historic Buildings Officer and representations have highlighted the absence of a Heritage Statement. Notwithstanding, there is no objection from the SDNPA's consultee. It

is considered that a suitable assessment has been made through reviewing the heritage significance of heritage assets and considering the physical presence of the proposals and how they may affect their setting from a site visit and desktop assessment by the case officer.

- 7.27 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, the setting of these buildings would be preserved.
- 7.28 Regarding Cliff Cottage, the site is separated from it by the shared access for dwellings to the north, trees along its curtilage as well as the protected boundary trees along the site boundaries. The lowest 2 storey part of the building and external landscaped terrace would be closest to this dwelling and set back within the site. This dwelling also has a closer relationship with Ramshill which it faces onto and from where it is clearly visible and appreciated, rather than the site. In these respects, the setting of the listed building would be preserved and the proposals would not lead to less than substantial harm to it. If Members were to consider that harm to its setting would arise, the public benefits of a 100% affordable scheme and given the design are considered to outweigh it.
- 7.29 The proposals would not impact upon the character and appearance of the conservation area because at approximately distance 180m away from the site with intervening development, the proposals are not considered to be within its setting and there would be no visual relationship between them.

Drainage

- 7.30 The Lead Flood Authority (LFA) have requested further technical information and infiltration testing in response to the drainage information submitted. On the basis of the LFA's advice, the Recommendation includes that further information be submitted to demonstrate the feasibility of the surface water drainage scheme prior to the granting of Planning Permission. Subsequently, a condition is also included to require the approval of the more detailed aspects, provided the LFA's concerns can be addressed.

Highways and parking

- 7.31 The existing access would be utilised and is of a sufficient scale and visibility to accommodate the development. The Highways Authority has not objected its use. Representations have raised concern about the amount of parking. The previous application was not refused on this issue. Nonetheless, the Parking SPD allows flexibility on standards depending on the circumstances of the site and proposals. Given the nature of the scheme, its closeness to the town centre and bus and rail services, which could reduce car reliance, the level of parking is acceptable.
- 7.32 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. An updated Travel Plan is also the subject of a condition and to be secured in the Legal Agreement including a financial contribution in regard to its approval, monitoring and travel bond.

Neighbouring amenities

- 7.33 Representations have raised concern regarding a loss of privacy from overlooking and outlook from properties. The building would be a sufficient distance away from the neighbouring properties to the north east. These dwellings are on higher ground which helps to mitigate for the height of the building. Boundary trees would also provide a degree of screening when in leaf.
- 7.34 Given the siting, distance away, and orientation of neighbouring dwellings, and the external and internal design of the proposals to reduce overlooking and boundary trees, there would not be an unduly harmful impact upon their amenities, even with the increased height of the building than before. Furthermore, the previous application was not refused on impacts upon neighbouring amenities.

- 7.35 Environmental Health have not responded but during the previous application did not object regarding noise impacts upon surrounding amenities and recommended a condition relating to the control of noise of any external plant equipment be imposed. The condition is included in the Recommendation 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.

Dark night skies

- 7.36 A condition for the detailed design of a lighting strategy is recommended. An appropriate amount of lighting with a design that minimises upward light spill can be sought, whilst providing sufficient lighting to meet the needs of the type of scheme proposed.

8. Conclusion

- 8.1 The proposals would facilitate the re-development of a vacant brownfield site, in a sustainable location, and deliver significant social benefits of addressing specialist extra care needs, whilst providing a 100% affordable tenure and day centre facilities.
- 8.2 Overall, the scale and design of the proposals are acceptable, having taken into account consultee responses, representations, and the character and appearance of the area for the reasons outlined. 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.
- 8.3 The proposals substantially comply with the Development Plan and the NPPF, National Park Purposes and duty, 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.
- 8.4 The application is, therefore, recommended for approval subject to the completion of a S106 Legal Agreement, submission of further drainage information and conditions.

9. Reason for Recommendation

- 9.1 It is recommended that the application be **APPROVED** subject to:

1) That planning permission be granted subject to:

- i) **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.**
- ii) **The completion of a satisfactory preliminary feasible surface water drainage strategy supported with further infiltration testing and subsequent ground water assessment, the consideration of which is delegated to the Director of Planning, as necessary.**
- iii) **The conditions as set out in paragraph 9.2 of this report.**

2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:

- a) **) the S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 13 April 2023 Planning Committee meeting.**
- b) **The surface water drainage strategy has not been satisfactorily demonstrated to be feasible with supporting additional infiltration testing and any subsequent ground water assessment, as necessary.**

- 9.2 And the following conditions:

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

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 956-WMA-00-00-A-DR-0100) 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 approved 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 08.11.2022) 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 that detailed 'Excellent' rating is achieved
 - 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 to demonstrate that the Excellent rating has been achieved.

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 ground infiltration testing, detailed plans, supporting information including hydraulic calculations, integration of the green roofs into the strategy, management and maintenance plan. The drainage scheme shall, thereafter, be implemented and maintained 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, but not necessarily limited to:
- 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) 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) All fencing, gates or other means of enclosure.
- g) The siting, specifications and management of the Sustainable Urban Drainage systems.
- h) 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;
- i) 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. Prior to the construction of the green roofs, technical details on 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.

15. 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.

16. 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.

17. 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

18. No development shall commence 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. 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

19. 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

20. Prior to the development being brought into use, the car parking and cycle parking (shown on approved Site Plan 0000-VVMA-Z0-XX-A-DR-0000) 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.

21. Prior to the development being brought into use, details for the provision of a minimum of 5 electric vehicle charging spaces shall be submitted to and approved in writing by the Local Planning Authority. These details shall thereafter implemented in full accordance with the agreed details and maintained.

Reason: To provide on-site sustainable parking facilities.

22. 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

23. 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.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices: 1. Information for determination at committee
2. Petersfield Neighbourhood Development Plan p98

SDNPA Consultees Legal Services, Development Manager

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

[SDNP/22/05643/FUL | Demolition of the existing Bulmer House and construction of a new 56 apartment extra care scheme and day centre with associated landscaping | Bulmer House 4 Ramshill Petersfield Hampshire GU31 4AP \(southdowns.gov.uk\)](#)

[Petersfield Neighbourhood Plan - South Downs National Park Authority](#)

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

[South Downs Local Plan \(2014-33\)](#)

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

[SDNPA Supplementary Planning Documents and Technical Advice Notes](#)

Previous planning application:

[SDNP/21/03755/FUL | Demolition of the existing Bulmer House and construction of a new 56 apartment extra care scheme and day centre with associated landscaping | Bulmer House 4 Ramshill Petersfield GU31 4AP \(southdowns.gov.uk\)](#)

Appendix I – Information concerning consideration of applications before committee

Officers can confirm that the following have been taken into consideration when assessing the application:-

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage;
- To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

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 National Park Authority to foster the economic and social wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework and the Vision & Circular 2010

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It was first published in 2012. Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010.

The Circular and NPPF confirm that National Parks have the highest status of protection in relation to landscape and scenic beauty. 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 important considerations which should also be given great weight in National Parks. The scale and extent of development within the Parks 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 confirms that when considering applications for development within the National Parks, 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.

For the purposes of Paragraph 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.

For the purposes of this application, assessment as to whether the development is defined as major for the purposes of Para 177 is undertaken in the Assessment Section of the main report.

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

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

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 the proposals. The most pertinent issues affecting the National Park are nitrate and water neutrality considerations and recreational pressures regarding European designated sites, none of which are relevant in this case.

Relevant legislation for heritage assets

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.

Relationship of the Development Plan to the NPPF and Circular 2010

The development plan policies listed within the reports have been assessed for their compliance with the NPPF and are considered compliant with it.

The South Downs National Park Partnership Management Plan 2020-2025

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans “contribute to setting the strategic context for development” and “are material considerations in making decisions on individual planning applications.” The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. Relevant Policies are listed in each report.

South Downs Local Plan

The South Downs Local Plan (SDLP) was adopted by the Authority in July 2019. All development plan policies are taken into account in determining planning applications, along with other material considerations.

The Planning and Compulsory Purchase Act 2004 S38 (6) confirms that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

All Relevant Policies of the South Downs Local Plan which are of relevance to this application

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD10 - International Sites
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD12 - Historic Environment
- Strategic Policy SD19 - Transport and Accessibility
- Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD27 – Mix of Homes
- Strategic Policy SD45 - Green Infrastructure
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Strategic Policy SD49 - Flood Risk Management
- Strategic Policy SD50 – Sustainable Drainage Systems
- Development Management Policy SD54 - Pollution and Air Quality
- Development Management Policy SD55 – Contaminated Land

All Relevant Policies of the Petersfield Neighbourhood Development Plan which are of relevance to this application

- BEP1 - The character, setting and quality of the town's built environment.
- BEP5 – Areas of Special Housing Character
- BEP6: The Settlement Policy Boundary
- BEP7: Sustainable and adaptable Buildings
- HP1: 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.
- CP3 – Community facility provision
- GAPI: Provide pedestrian, cycle and mobility scooter access to the town centre from new developments

Human Rights Implications

These planning applications have 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.

Equality Act 2010

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

Crime and Disorder Implication

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

Proactive Working

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

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



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.
<p>Approximate density: 65 dph</p>	<p>Indicative number of dwellings: 40</p>

