

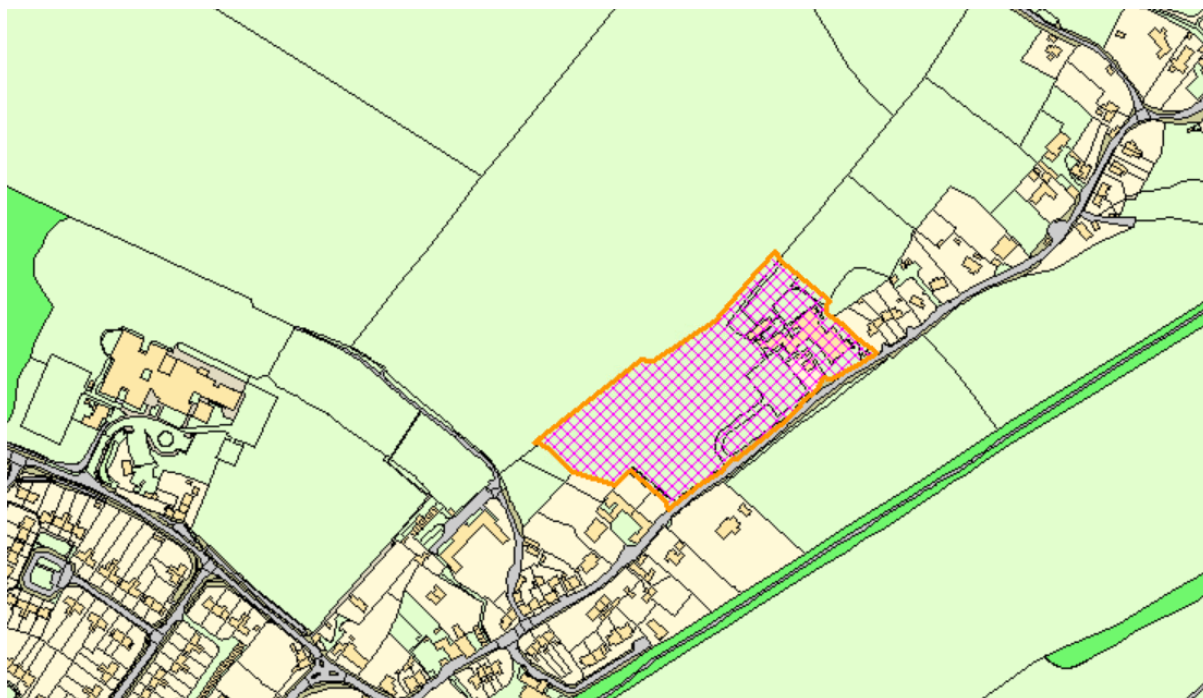
Report to	<b>Planning Committee</b>
Date	<b>13 April 2023</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Number	<b>SDNP/21/04041/FUL</b>
Applicant	<b>Metis Homes and Cowdray Estate</b>
Application	<b>Erection of 20 dwellings, including conversion of former school building, with associated access, parking and landscaping following demolition and site preparation.</b>
Address	<b>Easebourne Primary School, Easebourne Street, Easebourne, GU29 0BD</b>

---

**Recommendation:**

- 1) That planning permission be granted subject to:
    - (i) the conditions set out in Section 9 of this report;
    - (ii) the completion of a Legal Agreement, the final form of which is delegated to the Director of Planning, to secure:
      - a. Six affordable homes (on site);
      - b. Water neutrality offsetting within the Cowdray Estate (off-site);
      - c. 2 Passive house certified affordable rented homes to be delivered either on the Cowdray Works Yard (SD66 and SDNP/21/04040/FUL)) or on site;
      - d. Estate management plan to cover management and maintenance of communal elements (on site);
      - e. Management of agricultural drainage separately to residential (on site)
  - 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the Legal Agreement is not completed or sufficient progress has not been made within 6 months of the 13 April Planning Committee meeting.
-

## Site Location Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2022) (Not to scale).

## Executive Summary

The application proposes 20 dwellings on a site within the settlement boundary of Easebourne allocated for 16-20 dwellings in the South Downs Local Plan. The site includes two Grade II listed buildings and part of the Easebourne Conservation Area.

The proposal secures a positive re-use of a Grade II listed building, respects the setting of the Listed Buildings and Conservation Area and would enhance the Conservation Area behind the core of the school. The centre of the site would be maintained for landscaped amenity space as required by policy SD68 and will accommodate sustainable drainage features to accommodate the development and provide an enhancement by reducing existing flood risk from surface water. The proposed homes are of a traditional appearance and materials and a range of sizes from 2-4 beds, including a policy compliant affordable housing provision. The scheme retains existing points of access and meets parking requirements. In terms of biodiversity net gain, the development would achieve over 45% gain in area-based habitats and over 13% gain in linear habitats.

The application is being brought before Members as it forms one of a number of concurrent applications, from the same applicant, to develop the three allocated sites (policies SD66, SD67 and SD68) within Easebourne Village (see Items 7, 9 and 10 on the agenda). While each will be considered on its own merits, there are various advantages to be secured through the combination.

It is proposed that, if approved, all permissions are tied with a single legal agreement to ensure full delivery on all the policy outcomes.

Local concerns have been raised including regarding scale, design and layout, and cumulative impacts which are addressed in the report.

Taking all matters into account, the proposal is acceptable on its own merits. The proposal is recommended for approval subject to the conditions and obligations set out below.

## **I. Site Description**

- I.1 The 2.3ha application site is located on the north-western side of Easebourne Street, north of the historic core of the village. It is approximately rectangular, falls by approximately 6m north to south and sits at varying heights approximately 1-1.8m above the level of the adjacent highway.
- I.2 The north eastern part of the site includes two Grade II listed buildings, the primary school and the school master's house. These were built contemporarily with each other in the early 1870s, served by a narrow steep access directly from the road and bounded by stone walling and metal railings. Prior to this the land was part of a farmstead. The school opened in 1873 and was continually in use until summer 2013 when it relocated to the former Midhurst Intermediate School site on Wheelbarrow Castle, a short distance to the southwest. This part of the site lies within the Easebourne Conservation Area. Please refer to item 9 on the agenda for parallel application SDNP/21/04042/LIS for details about the school and proposed works.
- I.3 The central part of the site contains the main site access and a large car park, together with drainage infrastructure comprising a series of ditches, ponds and bunds that capture and manages the surface water from the adjacent farmland and filters the silt before discharging onto the road and into the River Ez. This drainage network continues into the south western part of the site, which is vegetated and otherwise undeveloped. A further unmade access is located at the far southern boundary, south of a group of trees which lie between this unmade access and the formal vehicular access with a wide gate.
- I.4 The road boundary is marked by stone retaining walls, banks and vegetation, with the northern section by the school including railings atop the wall and a tall gate. The walls include drainage outlets that discharge into the road and flow into the hard river channels along the road edge. The majority of the north western boundary to the adjacent fields is identifiable only by the change in land management from agricultural to unmanaged. There is some planting to the southern end. The northernmost section which operated as part of the school grounds is separated from the agricultural land by a mesh fence, with a cluster of chestnut trees south of the top playground and a further cluster of mixed native trees on the sloping ground north of the main hall.
- I.5 The pattern of development immediately to the south is tight knit and irregular, typical of a historic village core. This becomes more loose knit and agricultural towards the site and beyond. Development to the north east is more dispersed and includes residential and agricultural forms.
- I.6 The nearest dwellings are Bellings Barn and Farm Place which are converted stone barns formerly associated with Bellings, a Grade II listed farmhouse adjacent to the south. Bellings Barn is hard up to the road and both are sited on lower ground than the application site. There are allotment gardens to the north of these, accessed from Glaziers Lane to the south. There are two detached properties to the south of the site (Ez Cottage) and south east (Lowerfield House) both on higher ground than the road and set some distance back. To the northeast is a short terrace of 4 properties (1-4 St Richard's Cottages) which share a building line with the frontage of the original school and are also higher than the road. The land to the rear of these cottages is undeveloped as is the field opposite the site to the east, which rises towards The Race, an established belt of trees that forms part of the Cowdray Park Registered Historic Park and Garden. There are further public rights of way to the west, south west and north west of the site including along Glaziers Lane and along the opposite field boundary on higher ground.

## **2. Relevant Planning History**

- 2.1 The application was preceded by a pre-application enquiry for up to 20 dwellings SDNP/20/04747/PRE with a focus through Officer and Design Review Panel advice on proactively using local evidence to inform the development of concepts and design approaches.

### **3. Proposal**

- 3.1 The application comprises the provision of 17 new-build dwellings, together with the change of use of the historic core of the former school to 3no. 2-bed apartments (creating 20 dwellings in total), and associated development including access, parking, drainage and landscaping. The proposal has been subject to a number of amendments during the determination of the application to seek to better integrate the development into the distinctive historic fabric and landscape of Easebourne and to best reveal and protect the significance of the listed building.
- 3.2 Works to the school building itself, including the demolition of all mid to late 20th century and early 21st century additions and internal and external alterations to the historic core to facilitate a change of use, are assessed separately, and recommended for consent, under SDNP/21/04042/LIS. This is item 9 on the agenda. The Schoolmaster's House and its defined curtilage is to remain as existing, save for the alternative provision of parking to the frontage.
- 3.3 The new build dwellings would be clustered into two groups, with three pairs of semi-detached homes at the northern end behind the listed school buildings, and six detached, one terrace of three and a pair of semi-detached homes in the southern part of the site.
- 3.4 The proposed market housing mix is 3 x 2 bed ground floor apartments in the former school, 6 x 3 bed houses, 4 x 4 bed houses and 1 x 4 bed chalet bungalow. The affordable housing proposed consists of 2 x 2 bed affordable rented houses, 2 x 3 bed affordable rented houses and 2 x 3 bed shared ownership houses.
- 3.5 The character for the northern end of the site is identified by the setting of the school and location within the Conservation Area. The character of the southern part has been influenced by the more organic historic core and the former farmstead use of the site.
- 3.6 The main access is proposed to remain as existing, with the historic school access also retained for occupants of the School and Schoolmaster's House and the unmade access in the southern corner retained for non-motorised use. Routes around the site would be shared surface with a network of pedestrian paths crossing and around amenity areas. A route is shown in the south western corner for access into the allotments. Surfacing around the school is simple and typical of a school setting and would be laid at a lower level to the existing to allow better ventilation to the historic building and restoration of the historic railings and wall on the road boundary.
- 3.7 The central section is identified for amenity open space, landscaping enhancements and drainage management including a separate area of swales and ponds to accommodate the agricultural run-off and silt management that currently sits in the southern part of the site. This is linked with a new swale along the north western boundary to the field, included within the application boundary. A belt of planting is proposed between the rear gardens of the new dwellings and the field edge, with gardens backing onto this edge bounded by hedging. Orchard planting and allotments are proposed in the far south west corner to complement the adjacent allotments.
- 3.8 All properties would be constructed of traditional locally distinctive materials, including stone to match the Listed Buildings and clay bricks and tiles, complemented by the use of slate for two plots. Dwellings vary with gabled or hipped roof forms, standard and lowered eaves with dormers and various projections to the side or rear. Each has an enclosed or covered porch, some have integrated vehicular parking and the remainder have covered or part enclosed car parking in outbuildings, complemented by covered secure cycle parking. 55 parking spaces are proposed across the site to include allocated, private, visitor and accessible. EV charging facilities are proposed for all new dwellings.
- 3.9 A combination of at-surface features and attenuation provision under hard surfaces would be made to manage surface water sustainably and provide ecological and amenity benefits. New planting would prioritise native species suitable for the climate and soils and ecological net gain commitments, to achieve an overall net gain of over 45% for area-based and over 13% for linear habitats. Sustainable construction requirements of a reduction of 19% CO<sub>2</sub> emissions integrated into the building fabric would be achieved, plus a further 20% reduction

through generation of renewable energy with the use of PV panels. Mains water use of no more than 100 litres per person per day has been specified.

- 3.10 The 10% passive house provision is identified to be delivered on the Cowdray Works Yard site, allocation policy SD66, subject to parallel application SDNP/21/04040/FUL, where the passive homes would be affordable rented. However, if the Cowdray Works Yard application were not approved, the 10% requirement of 2 passive homes would be provided on this site as affordable rented dwellings. This would be increased to a total of 4 passive homes for affordable rent (plots 14-17) in the event that the application for Egmont Road (SDNP/22/01858/FUL) was also approved but not the proposals for Cowdray Works Yard. These arrangements would be secured through the joint Section 106 Legal Agreement.

#### **4. Consultations**

##### **4.1 Easebourne Parish Council: Comments**

- Welcome overall improvements in design and layout
- Concerns about additional vehicular use of Easebourne Street and A272 junction
- No safe pedestrian connectivity, support footpath towards burial ground on Glaziers Lane, for access to recreation ground and school
- Seek reassurance that development will not exacerbate existing flood risk from site into road, including mud and silt
- Affordable homes should be genuinely affordable for those in current housing need

##### **4.2 Conservation Officer: Neutral**

- Comments provided separately on the detail of the historic building conversion under SDNP/21/04042/LIS
- Overall, the proposal would have a neutral impact on the character and appearance of the Easebourne Conservation Area.
- Conditions recommended to secure quality materials, revised details of boundaries and hard and soft landscaping, retention of historic walling (with methodology).

##### **4.3 Design and Sustainability Officer: Comments**

- Note improvements in relation to plot 1, increased use of stone, parking more discrete.
- Scope for longer-lifespan planting and more stone particularly in boundary treatments.
- No green roofs proposed
- Just about enough variety in elevations, roofs and heights to reflect village character

##### **4.4 Drainage: No objection**

- The site is in Flood Zone 1. No objection to the proposed use, scale or location based on flood risk.
- On site attenuation and treatment using swales, permeable paving sub bases and a basin followed by restricted discharge to River Ez acceptable in principle as ground investigations demonstrated infiltration not viable.
- SuDS infrastructure associated with this development will now need to accommodate the water from a 1 in 100 year critical storm event, plus an additional 45% climate change allowance.
- Important pre-existing drainage infrastructure to be re-provided within the site, to manage run off from the adjacent farmland. New siltation basin to discharge into culverts and channel instead of onto the road, a welcome improvement. Full clarity needed to ensure new residents are not responsible or liable for this separate infrastructure.
- Condition full details of drainage systems, management and maintenance.

#### 4.5 **Ecology:**

- The survey work confirms that two of the buildings on site support day roosts belonging to common pipistrelle and brown long-eared bats. Condition compliance with Recommendations and Mitigation from Bat Survey Report and retention of replacement roosts and enhancements
- Low numbers of reptiles on site, proposals include receptor site and will create new habitats. Condition mitigation and enhancement.
- A number of trees are proposed for removal however new tree planting is proposed
- The planting schedule and lighting strategy are acceptable in relation to ecology.
- Additional bat tubes required to be integrated, minimum of 25% of new dwellings fitted with 2 each.

#### 4.6 **Gardens Trust:** Neutral

Note layout retains open central area to help to reduce any harm to setting of the Registered Park and character of the street.

#### 4.7 **Highways Authority:** No objection

- Easebourne Lane is classified as a 'C' class road and subject to a 30 mph speed limit. There is no evidence to suggest that the access and local highway network are operating unsafely
- Accesses as proposed would be sufficient for the proposed level of vehicular activity. Acceptable sightlines from the main access and improved manoeuvrability at the northern access.
- No immediate pedestrian improvements needed.
- Negligible impact on the operation of the highway network. Existing use of the school noted.
- Parking acceptable
- Conditions recommended for access delivered in accordance with submitted details and construction management

#### 4.8 **Historic England:** No comment

Defer to LPA conservation and archaeology advisers

#### 4.9 **Housing Enabling Officer:** Objection

- Market mix provides too many 3 bed+ homes in an area with existing oversupply of larger units and recommend one of the 3 bed shared ownership homes is instead provided as a 2 bed
- Proposal uses NPPF provisions for Vacant Building Credit, reducing on-site affordable housing from 10 to 6 dwellings. A policy compliant mix would be 2 x First Homes, 3 x Social Rent and 1 x Affordable Rent. The most up to date information from the Housing Register is the need for 9 x 1 bed, 7 x 2 bed and 4 x 3 bed affordable homes in Easebourne
- To take a pragmatic and holistic approach and deliver policy compliance across the 3 sites as a single application would mean delivering the First Homes on a single site (The School) because of a) viability on the Cowdray Works Yard and b) the flats on the recreation site, where it is not possible to have a mixed tenures sharing communal areas
- There needs to be some adjustment to the housing sizes being proposed for the school site. Would welcome more 1 bed units, but recognise that due to viability and site constraints this may not be possible. However, unable to support so many 3-bedroom units as this clearly does not meet the local need for affordable rented units and are likely to meet affordability issues if they were delivered as First Homes.

- Homes meet Nationally Described Space Standards. Integration of tenures is acceptable. Dwellings should be tenure-blind

#### 4.10 **Landscape Officer:** Objection

- Easebourne village is characterised by its variety, expressed throughout all elements. Variety in the proposal has largely been retrofitted not integrated, with repeated uncharacteristic suburban solutions for built form, layout, landscape and drainage details
- Scheme would not successfully integrate and would be harmful to distinctiveness of Easebourne. Fails to conserve and enhance
- Object to use of car barns, too large to be ancillary, not characteristic, repeated scale and mass
- Chimneys improved
- If approved, conditions advised to secure more appropriate details for hard and soft landscaping, drainage details, materials, retention of historic retaining walls

#### 4.11 **Lead Local Flood Authority:** No objection

Low risk of surface water flooding. High risk of groundwater flooding. Watercourses nearby. Support site-specific recommendations of the LPA drainage engineer. SuDS supported, to be appropriately maintained.

#### 4.12 **Natural England:** No objection

No objection subject to mitigation comprising offsetting and water reduction measures being secured.

#### 4.13 **Portsmouth Water:** No comment

Not in Source Protection Zone for public water supply.

#### 4.14 **Southern Water:** No objection

Can facilitate foul sewage disposal and water supply to development, subject to formal applications for technical consent.

#### 4.15 **WSCC Fire and Rescue:** No objection

Condition details and provision of fire hydrants.

### 5. **Representations**

5.1 Objections received from 12 contributors, 1 in support and 2 neutral, including from the Midhurst Society, (neutral) and Easebourne Residents Action Group (objections). A summary of the comments is set out below:

#### 5.2 Objections

##### Traffic/access/parking

- Traffic impact including on narrow lane with existing parking, and on junction of Easebourne Street with A272, both during construction and operation, exacerbated by proposed development
- Pinch points on the road, no footways, existing agricultural traffic
- Need traffic calming measures
- School functioned for 39 weeks a year with very few traffic movements most of the day, evenings and weekends and site was considerably smaller
- Will all parking spaces have EV charging?
- Entrance not safe, stone walls either side
- Separate access requested from A286
- Insufficient public transport to reduce reliance on cars

### Design/appearance/amenity impacts

- Suburban development does not complement or add to its surroundings
- Not high enough standard of design for historic village, not landscape-led
- Not captured genuine diversity of the village in layout, form, relationships, detailing. Changes feel superficial and out of context
- Parking to be more discrete
- Estate character, not in keeping with properties in the locality
- Houses too close together, access via a street not characteristic
- No need for a porch extension on the school
- Plot 7 would immediately overlook neighbours garden, prefer no development in this corner or a single storey bungalow if at all
- Plot 1 on the frontage and higher than the road would be dominant and have detrimental impacts on street scene, amenities and privacy of neighbours notwithstanding various revisions
- Layout too linear, densities too high
- Green roofs not in keeping
- Changes don't go far enough to address concerns

### Landscape impact

- Encroachment of development beyond the footprint of the school
- Blot on the landscape, detrimental to local character
- Overdevelopment
- Impact of development on southern part on historical views of The Race and surrounding agricultural land
- Layout divides the two groups of houses, not connected to either or the farmland. What is the purpose? Who will manage this land?
- View of The Race will be obscured

### Infrastructure and technical impacts

- Surface water flooding most winters, how will this be managed? Concern about increasing flood risk
- Sediment due to soil erosion significantly impacts roads and drainage systems
- More sustainable drainage solutions needed
- Impact on local infrastructure which is already stretched
- Water supply concerns if using Cowdray water, water usage needs to be reduced
- Cumulative harm from traffic, health, pollution, negative impact on wellbeing
- All technical reports to be properly and independently scrutinised, to include assessment of cumulative impacts
- 50% affordable housing required, fully integrated into the scheme
- Sustainability standards not high enough, not enough information on location of PV panels and types of insulation
- Phasing of multiple developments, request build one before approving the next



- Is the electricity network capacity available to accommodate EV charging?

#### Other matters

- Development not needed, 8 existing properties already unoccupied on the road, existing properties for sale
- Objections to the principle of the allocation, particularly in relation to the area outside the school curtilage
- Numbers should be reduced to no more than 16 and contained to the school curtilage/3-5 new dwellings plus 3 in school
- No need for another children's play space
- Properties would be unaffordable to local residents
- Not in accordance with the Easebourne Parish Design Statement
- Locals not sufficiently involved or engaged
- Cumulative impacts with other developments in Easebourne, Midhurst and at King Edward VII
- Local Plan should be a living document as circumstances change
- Greater transparency required over CIL receipts and local investment

#### 5.3 Neutral

- Reduce to 16 homes and ensure 50% affordable

#### 5.4 Support

- Need for houses for larger families

### **6. Planning Policy**

6.1 Legislative provisions relevant to heritage assets are detailed in Appendix I.

6.2 Most relevant Policies of Adopted South Downs Local Plan (2014-2033) (a longer list of other relevant policies can be found in Appendix I)

- SD4: Landscape Character
- SD5: Design
- SD12 Historic Environment
- SD28: Affordable Homes
- SD68: Former Easebourne School, Easebourne

6.3 Key Relevant Sections of National Planning Policy Framework:

- Section 2 - Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places
- Section 15 - Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

6.4 Other relevant policy documents (including SPDs and TANs)

- Affordable Housing SPD
- Sustainable Construction SPD
- Design Guide SPD
- Parking SPD

- Easebourne Parish Design Statement (SPD)
- Habitat Regulations Assessments (HRAs) TAN

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

- Policy 1: Conserve and enhance
- Policy 9: Historic environment
- Policy 25: Water efficiency
- Policy 50: Housing to meet local needs, of high design and energy efficiency standards

### 7. **Planning Assessment**

#### Principle of development and policy context

- 7.1 The site lies within the settlement boundary of Easebourne and is allocated for 16-20 dwellings under policy SD68 including the conversion of the historic core of the former school. Therefore, residential development is acceptable in principle. An assessment against the criteria in policy SD68 and other policies, is set out in the following paragraphs.
- 7.2 The Easebourne Parish Design Statement (EPDS) was endorsed by Planning Committee in February 2023 and is a material consideration. The content of the statement provides the finer grain of local contextual understanding and the objectives set out the community's priorities, and supplements the criteria in the allocation policy SD68.
- 7.3 Various local concerns have been raised about the scale of development and cumulative impacts on the community and its facilities and services. The South Downs Local Plan was evidenced, independently tested and found sound. It remains an up to date local plan which has primary status in the determination of planning applications. The allocation of up to 20 dwellings on this site and up to 60 for Easebourne across the three identified sites (policies SD66, SD67, SD68) is clearly set out in the Plan. There are no additional on-site bespoke infrastructure requirements identified by the Authority, or its consultees, (other than in respect of agricultural drainage) as necessary to facilitate or mitigate for this development.

#### Heritage assets

- 7.4 This proposal involves works to a Grade II Listed Building and its curtilage structures, changes within the setting of two Grade II Listed Buildings, development within a Conservation Area, development in the wider context of a Grade II\* Registered Park and Garden, and development in an area of archaeological sensitivity.
- 7.5 The proposed residential use of the historic core of the former school is supported by allocation policy SD68 and complies with policies SD12 and SD13. The provision of three 2 bed flats, cognisant with the grouping of infants, juniors and seniors and using the floorplan from 1911 to inform the subdivision is strongly supported. The physical works, considered under parallel application SDNP/21/04042/LIS (agenda item 9), would enhance and better reveal features and character of historic and architectural interest and the works and use would secure the long-term conservation of this important heritage asset. This is therefore a benefit of the proposals.
- 7.6 The application includes changes within the curtilage of the school and setting of both designated assets. Revisions have simplified these alterations and further consideration of the finer details would be sought by condition. Surfacing would be simple and appropriate to the character of the building as a school. Parking would be informally arranged and discretely delineated. The garden subdivisions would respond to the three-part split with the rear two in the approximate locations of extensions to be demolished and the front plot ending at the point where the original infants extension was lost in the mid-20th century. An unsympathetic garage block forward of the Listed Building would be removed. The intended yard space between the two Listed Buildings reinforces their functional connections. Historic boundaries are to be retained and restored, including the section of wall to the rear of the Schoolmaster's House that will mark this northern section of the site as of different character and heritage to that of the remainder, the stone wall to the north and the

boundary retaining walls that run along the Easebourne Street frontage.

- 7.7 The new dwellings to the north of the Listed Buildings form part of the Easebourne Conservation Area, therefore considerations under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy SD15 also apply. The new homes would be replacing a sequence of 20<sup>th</sup> century extensions and outbuildings, including playgrounds, playing areas and a pool, which were either neutral or negative additions to the Conservation Area. This change, in principle, would enhance the site. The new development is larger in scale than the existing School albeit set back, and introduces domestic development unrelated to the school use. The development uses vernacular forms, materials and detailing and a layout which actively engages with communal spaces while giving space to the Listed Buildings. A subtly landscaped area to the rear of the Schoolmaster's House gives space to the setting and allows the historic boundary walls to be appreciated. Further planting around this portion of the site and within the amenity area to the south, including the removal of much of the existing car park, would enhance the character and appearance of this designated area and its immediate setting. A large tree is proposed forward of plot 14 which will filter any views through to the new development between the two Listed Buildings. Overall, the settings of historic buildings would be preserved.
- 7.8 Taking all matters into account, the special historic and architectural interest and settings of the Listed Buildings and the character and appearance of the Easebourne Conservation Area would be preserved overall with elements that would enhance. Any harm to significance caused would be in the category of less than substantial, outweighed by the public benefit of delivering the new homes. This is in accordance with legislative provisions, policies SD67, SD12 and SD15 and Section 16 of the NPPF. A written scheme of investigation for archaeological works would be secured by condition to comply with policy SD16.

#### Design and amenity considerations, landscape impact

- 7.9 The landscape-led approach to delivering positive contextual design is well rooted in the Local Plan, particularly through strategic policies SD4, SD5, SD6, SD7, SD8 and SD9. This is supported by a suite of SPDs and TANs including the Design Guide and the newly adopted Easebourne Parish Design Statement (EPDS).
- 7.10 Considerations of the impacts of the proposed development in the northern portion have been addressed above. The retention of the central section of the site as open space (as required by policy SD68 and encouraged by EPDS guidance V8) respects the open character of this part of the site, the sense of space experienced when travelling along Easebourne Street past this section of the site, and the visual interactions between the public routes and historic park which traverse through the site. It also provides a positive setting to the Conservation Area at the northern end of the site and accords with the PDS objectives about protecting views and the value of open spaces. This is also a suitable location for the majority of the soft drainage infrastructure, areas of planting, and a much reduced parking area intended for visitors.
- 7.11 Vehicular routes through this part of the site would be shared surface with a single material and pedestrian paths simple to keep them informal and low-key. Six properties would actively engage with this open space, giving it excellent natural surveillance and the occupants a sense of responsibility and care over this space. This area would be maintained by a management company, as would all the other shared spaces and built and natural infrastructure on site. Finer details of hard and soft landscaping, ecological enhancements and drainage would be secured by conditions.
- 7.12 The southern section of the site displays two different characters, in part inspired by the farmstead heritage of the site and that of adjacent and nearby building and barn groupings. The first four properties engage directly with the central open space. These have an irregular layout with plot 1 fronting both the main road and the internal route, the middle two set staggered from the routeway and the north western plot angled across the open space towards the Listed Buildings. Supporting facilities such as gardens and parking and outbuildings are also varied to some extent, with plot 3 having an integral open-fronted garage, plots 1 and 2 sharing a narrow drive to individual car ports at the rear and plot 11

- served by rear access and covered parking shared with plot 10. Differences in ridge and eaves heights, materials, detailing, boundary treatments and orientation contribute to the street scene.
- 7.13 The rear cluster of seven houses have been laid out around a shared yard space. The central group of five face each other across a shared yard with simple surfacing. These are some of the smaller market units on site and include two affordable homes. The layout includes a combination of frontage and more discrete parking tucked to the side or rear, and each property has an enclosed rear garden with structural planting beyond. The southernmost two houses have the character of a farmhouse and converted barn and together with the seven houses would be experienced as a cohesive group. Large trees are proposed adjacent to plots 8-9 and between plots 3-4; while trees are not characteristic of yards, the use of a few large trees with space to mature rather than multiple segments of limited planting would provide good amenity value and shade, and soften the feel of the proposed yard space.
- 7.14 Irregularity is an important characteristic of the historic core of the village and the evidence submitted clearly recognises the positive contribution this makes to the distinctive character and appearance of Easebourne.
- 7.15 While the new properties display more consistency than the historic development and will be distinguishable as new homes, nevertheless, they do display some depth of variety using locally characteristic features. This along with the use of the same traditional palette of building materials found in the local area (as expected by the PDS), the new development once established, would be read as part of the village albeit as a new addition.
- 7.16 In terms of buildings forms, EPDS guidelines ES2 and ES5 expect new development to reflect and respect scale, size and proportion, height, form and proximity of adjacent buildings. This is achieved through the proposal. The most sensitive plots in this regard are plot 7 and plot 1, both of which have been subject to substantial amendments to address these sensitivities.
- 7.17 Plot 7 is the closest to Bellings Barn and Farm Place, converted historic stone barns whose curtilages abut the site boundary. Farm Place is sited on lower ground than the application site to the extent that the eaves of the barn is only 1.4m above adjacent ground level and the ridge approximately 5m taller than the adjacent land. The layout and design of plot 7 protects their amenities due to distance from the boundary (over 15m), orientation parallel and staggered forward to the barn, the use of hipped roof forms, by positioning the living space away from the neighbour, and by keeping the majority of the accommodation at ground floor level to avoid overlooking. Plot 7 is also the most agriculturally-inspired of the new properties.
- 7.18 Plot 1 is on the Easebourne Street frontage, at a higher level than the road. It would be set back a similar distance to the historic school, and would face the road at a slightly oblique angle. This helps to maintain the sense of revealing openness in this part of the site as experienced from the road and maintains views at distance of the Listed Buildings. The building would be stone with a clay tiled gabled roof to accord with the Schoolmaster's House. Access and parking is tucked around to the rear to minimise clutter in the street scene. All other properties are at a sufficient distance and orientation not to be directly or adversely affected in terms of privacy or amenity.
- 7.19 The use of walls and hedges to define boundaries and create spaces with character that also deliver on biodiversity objectives accords with PDS guidelines ES1, ES6 and ES9 and the Design Guide. Rear gardens would be enclosed with native hedging which is encouraged by EPDS guideline V7. Private garden sizes all meet or exceed the Design Guide SPD expectations of at least 60% of the floor area and 12m depth for north facing gardens, complemented by significant new open space provided at the heart of the site.
- 7.20 Policy SD68 expects pedestrian and cycle access to be delivered through to Glaziers Lane due to lack of pavements along Easebourne Street. There is however no direct boundary between the site and the lane, the western boundary of the site is required for a swale to manage surface water from the adjacent farmland, and the change in levels between the farmland and lane would not allow for an accessible route without significant engineering works. The layout and landscaping proposed within the site however does enable a

connection through the allotments which lie between the site and Glaziers Lane should access rights be achieved. It is also noted that this site operated as school until 2013 with no separate pavement, there are many existing dwellings already accessed along Easebourne Street and no concerns or requirements have been identified by the Local Highways Authority. The informal access at the far southern end of the site is retained which separates residents accessing the site from the south, from the village, by non-motorised means away from the vehicles using the main entrances, which is a benefit of the scheme.

#### Housing mix and tenure

- 7.21 The proposal would deliver 6 affordable homes on site. This is policy compliant on account of the use of Vacant Building Credit in accordance with national Planning Practice Guidance and the provisions in the Affordable Housing SPD. The affordable dwellings would comprise 2 x 2 bed and 2 x 3 bed affordable rented homes in the northern part of the site, together with 2 x 3 bed properties for shared ownership in the southern part of the site. Whilst the shared ownership provision equates to over 25% of the affordable total, these two homes are two of only three proposed as shared ownership across all three sites (policies SD66, SD67 and SD68 – see other reports on this Committee Agenda) with all the remainder delivered as affordable rented so the tenure arrangement is considered acceptable. The affordable dwellings are well integrated in terms of layout and design.
- 7.22 The proposed housing mix is weighted towards the medium to larger sized properties, with 3 x 2 bed, 5 x 3 bed and 6 x 4 bed properties. The private properties start from 111sqm for a 2 bed apartment in the converted school, and 110sqm for a 3 bed house, up to 167sqm for the largest 4 bed home. In isolation this departs from the policy SD27 however there are mitigating factors. The Grade II Listed Building conversion and associated sympathetic works covered in parallel application SDNP/21/04042/LIS are strong positives of the proposal. Additionally, when Vacant Building Credit is applied, the resultant affordable provision is tied to the total floorspace, therefore larger homes help to provide for more affordable dwellings. Affordable homes, particularly for rented tenures is a key priority for the Authority, as is the protection and enhancement of and finding appropriate viable uses for heritage assets, therefore this outweighs the conflict with policy SD27. It is also acknowledged that the housing mix proposed across the three allocated sites (policies SD66, SD67 and SD68 – see other reports on this Committee Agenda) to some extent provides a mix more in line with the baseline policy expectations.
- 7.23 Four of the new properties would be fully or primarily single storey which is positive for flexible and adaptable living and complies with part 3 of policy SD27.

#### Access and Parking

- 7.24 The proposal retains the three existing points of access onto Easebourne Street. The northernmost would be subject to minor alteration to improve manoeuvrability for the vehicles serving plots 18 and 19 and the Schoolmaster's House. The main vehicular access can be retained unaltered as the primary entrance. The lack of alteration to the main entrance and limited amendment to the historic access are of particular benefit due to the retention of the characteristic and historic stone walls, grass banks and hedging. The southernmost access is intended only for non-motorised users and keeps people and cyclists separate from the vehicles. The internal layout would be shared space with internal routes narrowing, being framed and enclosed by buildings, planting and boundaries and curving around the site to keep vehicle speeds low.
- 7.25 The highways impacts including access arrangements are considered acceptable by the Local Highways Authority on merit, but also with regard to the former use of the site as a primary school which generated significant access and movement demands including for vehicles during peak times, and was accessed regularly by children using non-motorised means. There are therefore no highway safety concerns with the proposed use for 20 dwellings. No additional infrastructure works or improvements on or off-site are required to facilitate this development.
- 7.26 Parking needs would all be contained on site, with four additional spaces overall (55 spaces) than would be required by the Parking SPD (51 spaces), not including the 2 spaces re-

provided for the Schoolmaster's House. Each property would be provided with EV charging facilities, with additional charging for visitors using the car park area by the Schoolmaster's House. Cycle parking would be provided per plot.

#### Sustainable Construction

- 7.27 The properties meet the Sustainable Construction SPD and Policy SD48 requirements in respect of minimising resource use and adapting to climate change. The dwellings would achieve a reduction of 19% carbon emissions through a fabric first approach and 20% renewable energy generation using PV panels to be installed on each suitable roof slope. Water usage has been designed to not exceed 100 litres of mains water per person per day. EV charging facilities, covered secure cycle storage and waste and recycling facilities will be provided throughout. The quota of 10% (2) Passive houses for this development would be provided on the Cowdray Works Yard site. Should the Cowdray Works Yard application SDNP/21/04040/FUL not be approved the 2 passive houses would be provided on this application site as affordable rented homes. This would be secured by the joint legal agreement. Green roofs are not included which is contrary to the SPD but acceptable on balance given the traditional design approach for the primary buildings on site. The extensive multi-functional soft landscaped areas would in any event deliver on many of the benefits green roofed ancillary buildings would provide.

#### Green and Blue Infrastructure

- 7.28 The re-provision and upgrading of the existing silt interception basin on site and integration into the layout is important to the proposal. A new swale is proposed along the full extent of the north western boundary, to capture the sediment run off from the adjacent farmland. This sediment along with the surface water runoff will feed into a ditch, pipe and swale within the site into a pond in the open space which would intercept the sediment before water discharges into the River. Currently the outfall from this system discharges onto Easebourne Street. Under the proposed arrangement this discharge would be piped under the road directly into the River which will materially reduce the amount of water on the road and reduce local flood risk and sediment discharge into the River. The SuDS for the new residential part of the site would be separate from the agricultural systems in siting, function, maintenance and management. The details are considered acceptable to the Drainage Officer and Lead Local Flood Authority. Management plans would be secured through the Section 106 Legal Agreement.
- 7.29 The proposed drainage strategy includes SuDS features including swales and ponds and some permeable surfacing, acceptable to the Drainage Authority. However opportunities to introduce a wider diversity of sustainable methods to manage water at surface have been missed in the submitted drainage plans, in favour of the use of pipe networks under the shared surface roads. For example, Easebourne has characteristic hard open drainage channels including along Easebourne Street opposite the site. Officers are confident that the opportunities to integrate these into the final drainage design along the edge of the shared spaces and French drains or similar around the School building can be further explored by condition. This would provide multiple benefits including drainage, amenity, local character and on the main part of the site, to avoid vehicles parking inappropriately and encroaching into the central open space.
- 7.30 Turning to arboricultural impacts, the majority of the existing trees on site would be retained and protected, in particular the cluster in the southern corner and along the southern boundary to the neighbours, the group and selected individual trees to the front and west of the Listed Buildings. Significant new planting, including retention and enhancement to key hedgerows is proposed around the site. The details of these will be secured by suitably worded conditions.
- 7.31 The submissions include various ecological impact assessments, a biodiversity management and enhancement plan and biodiversity net gain assessment. The historic buildings have been identified to accommodate roosting and hibernating bats. The mitigation plan is acceptable and implementation can be secured by condition. Details will be required by condition to demonstrate how at least 5 of the new dwellings will contain 2 dedicated bat tubes. The

BNG assessment confirms a minimum of 45% improvement on habitat units and at least 13% improvement on hedgerows, figures that can be further increased by securing enhancements by condition. The proposal therefore complies with policy SD9 and the BNG TAN.

#### Other matters

- 7.32 The site has low to moderate potential for archaeological interest, that can be appropriately dealt with through a pre-commencement condition, to accord with policy SD16.
- 7.33 The site lies within the Sussex North Water Resource Zone. The existing site has no mains water usage so will rely on offsetting to be water neutral. This can be achieved by connecting a series of existing commercial and agricultural buildings on the Cowdray Estate currently served by mains water, onto boreholes. This is a joint approach between the three allocated sites in Easebourne and is considered satisfactory by Natural England. On site the properties have been designed and specified to use water responsibly to ensure water neutrality. Conditions and obligations will ensure the commitments that informed the Appropriate Assessment, will be delivered on site in order to ensure water neutrality. The proposal therefore complies with the Habitat Regulations and policies SD9 and SD10.

### **8. Conclusion**

- 8.1 The proposal secures a positive re-use and adaptation of a Grade II Listed Building and complies with the criteria of policy SD68. The conversion of the Listed Building is a particular positive of the scheme, and the proposal includes sensitive development within its setting and the Conservation Area. The open space is meaningful and multi-functional, historic and characterful boundaries are retained and notable biodiversity net gain will be delivered. Flood risk will be reduced and silt management improved. The two groups of new properties partner each other while also displaying different characteristics that have been inspired by an understanding of the local vernacular and patterns. The affordable housing provision complies with adopted policies when taking into account Vacant Building Credit and would meet local needs. A variety of detailed elements can be enhanced by compliance with the suite of proposed conditions.

### **9. Recommendation and Conditions**

- 9.1 It is recommended to grant planning permission subject to the completion of Section 106 legal agreement (the final form of which is delegated to the Director of Planning) to secure the obligations set out in paragraph 9.3 and the conditions set out in paragraph 9.4 on the basis that the Legal Agreement can be completed within 6 months.
- 9.2 The conditions would be considered broadly standard for this type of development and include specific references to materials, drainage, architectural details, landscaping including ecological enhancement, sustainable construction, parking and water neutrality measures.

#### **9.3 Planning Obligations**

It is proposed that a single legal agreement commits the developer and owner for the three allocated sites in Easebourne to obligations on a site by site and cumulative basis. For this site, the agreement will require:

- Six affordable homes (on site);
- Water neutrality offsetting within the Cowdray Estate (off-site);
- 2 Passive house certified homes to be delivered either on the Cowdray Works Yard (SD66 and SDNP/21/04040/FUL) or on site;
- Estate management plan to cover management and maintenance of communal elements (on site);
- Management of agricultural drainage separately to residential (on site)

## 9.4 Planning Conditions

### Time limit – implementation

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 of the Town and Country Planning Act 1990 (as amended).

### Approved Plans and Documents

2. The development hereby permitted shall be carried out in accordance with the plans and documents 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.

### Archaeology

3. No development shall take place until a programme of archaeological works has been secured in accordance with a written scheme of investigation, including a timetable for the investigation, which has been first submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposals for an initial trial investigation and mitigation of damage through development to deposits of importance thus identified, and a schedule for the investigation, the recording of findings and subsequent publication of results. The works shall be undertaken in accordance with the approved details. A written record of any archaeological works undertaken and findings shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To enable the protection and recording of any items of historical or archaeological interest

### Contamination actions

4. The construction of the development including all groundworks shall only proceed in full accordance with the recommendations in section 6 of the Ground Appraisal Report by Geo-Environmental dated 06/04/2021.

Reason: To protect the environment and human health from contamination risk.

### Reporting of Unexpected Contamination

5. In the event that contamination not previously identified is found at any time when carrying out the approved development then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, has been submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works.

### Tree Retention and Protection

6. No development hereby permitted shall commence on site, including any site clearance work and any works of demolition or level changes, until an updated arboricultural method statement and protection plans to accord with the built form locations on approved layout plan (01486A\_MP01\_A\_P04) have been submitted and approved by the Local Planning Authority and all protection measures have been installed on site. Works shall then only proceed in full accordance with the provisions set out on the approved details, including compliance with BS5837:2012 and use of hand tools in sensitive areas.



Reason: To protect the trees and hedges on and around the site which make an important contribution to the environment of the site and locality.

#### Ecological protection and mitigation

7. No works shall commence until an updated Bat Survey Report has been submitted to and approved in writing by the Local Planning Authority. This shall be an update to the submitted report by WYG dated January 2020 and letter dated 5 November 2021. The report shall include emergence surveys, recommendations for avoiding disturbance to bats during works and provisions for alternative roosting and hibernating during works. Details shall also be provided to demonstrate integrated provisions of a minimum of 2 bat tubes into at least 5 of the new buildings.

Once approved, the recommendations shall be adhered to in full and integrated into the Construction Environmental Management Plan and used to inform the updated Biodiversity Net Gain Assessment and Biodiversity Management and Enhancement Plan required by Condition 18.

Reason: To ensure the development complies with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

#### Reptile mitigation

8. Development shall only proceed in full accordance with the measures detailed in Section 6.2 of the Reptile Report by Tetra Tech (July 2021). The recommendations shall be adhered to and integrated into the Construction Environmental Management Plan and used to inform the updated Biodiversity Net Gain Assessment and Biodiversity Management and Enhancement Plan required by Condition 18.

Reason: To ensure the protection of the existing reptile population on site and to ensure an overall net gain in biodiversity in accordance with the NPPF and Policy SD9 of the Local Plan

#### Construction Environmental Management Plan

9. No development hereby permitted shall commence, including any site clearance work and any works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the following:
- a programme for carrying out the works;
  - hours of work;
  - the anticipated number, frequency and types of vehicles used during demolition and construction, routing and timing of access;
  - the parking of vehicles by site operatives and visitors;
  - the location of site office and welfare facilities, and sales office;
  - storage of plant and materials;
  - the erection and maintenance of security hoarding;
  - measures to minimise noise and vibration, dust, dirt and other contaminants generated by the demolition and construction process;
  - measures to avoid damage including protecting historic structures, trees and other vegetation including buffer zones, barriers, pollution control and avoiding vibration effects;
  - how the agricultural drainage and silt management functions will be managed during work in order to avoid loss of capacity or function and to avoid increasing flood risk or sediment discharge into the River Ez;

- a scheme for minimising, re-using, recycling and suitably disposing of waste resulting from demolition and construction works;
- 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 where necessary);
- any lighting, including location, height, type and direction and that lighting has been designed to minimise impacts on ecological sensitivities and neighbour amenity;
- other ecological mitigation measures, including method statements and measures to be adopted to avoid and manage impacts on protected species and other important habitats in accordance with the details secured under Conditions 7 and 8, and
- public engagement both prior to and during the construction works.

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction periods. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in the interest of maintaining a safe and efficient highway network, in the interests of amenity, to conserve and enhance the landscape character and biodiversity of the area and to ensure no adverse impacts on designated sites and protected species.

#### Boundary protection

10. No development shall commence until a method statement for the protection, retention and repair of the stone retaining walls along the site frontage with Easebourne Street and protection and retention of existing hedging and banks along the Easebourne Street frontage have been submitted to and approved in writing by the Local Planning Authority. Once approved, the walls shall be repaired in accordance with the agreed details and protected and retained for the duration of demolition and construction works and thereafter for the lifetime of the development.

Reason: To ensure appropriate treatment of existing boundaries in this sensitive historic and landscape setting.

#### Flood Risk and Drainage

11. No development hereby permitted shall commence (excluding demolition and site clearance) until final details of the proposed means of foul and surface water disposal including on and / or off site works, have been submitted to and approved in writing by the Local Planning Authority.

The final details shall include drainage ponds, swales, at-surface water transfer features rainwater gardens, and water butts, along with all opportunities within the landscaped areas across the development to receive and sustainably manage surface water. The surface drainage scheme shall include sufficient capacity to accommodate a 1 in 100 year critical storm event plus a 45% allowance for climate change. Full details of the management and maintenance of the surface water drainage network on site shall be submitted.

The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

#### Levels Details including Finished Floor

12. No development hereby permitted shall commence (excluding demolition and site clearance but including any ground level changes) until details, including plans and cross sections of the existing and proposed ground levels of the development, the boundaries of the site, the height of the ground floor slabs of each building and damp proof course, in relation to a nearby datum point and including reference points taken from existing structures and roads adjacent, have been submitted to and approved by the Local

Planning Authority in writing. The development must then be completed in accordance with the approved details.

Reason: In order to secure a satisfactory standard of development and these details are required prior to commencement of development as they relate to the construction of the development.

#### Fire Hydrants

13. No development hereby permitted shall commence (excluding demolition and site clearance) until details showing the proposed location of fire hydrants sufficient to ensure no dwelling is more than 150m from a hydrant suitable for firefighting have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

Reason: In the interests of health and safety and to comply with The Fire & Rescue Service Act 2004.

#### Sustainable construction and resource use

14. No development above ground floor slab level shall commence unless and until a Design Stage Sustainable Construction report has been submitted to and approved in writing by the Local Planning Authority. This report shall set out how the development will achieve a minimum of 39% reduction in CO<sup>2</sup> emissions against Part L of the 2013 Building Regulations through 19% fabric efficiencies and 20% renewable energy generation and usage demonstrated through SAP data. The report shall also detail and confirm the integration of all measures to limit mains water use to a maximum of 100 litres per person per day.

Thereafter, the development shall be undertaken in full accordance with the approved details with all provisions retained in accordance with the agreed specifications. For the avoidance of doubt, like for like or equivalent replacement equipment installed during the life of the development that meets the minimum specifications approved would not require agreement from the Local Planning Authority.

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

#### Materials and Finishes

15. Notwithstanding the details on the approved plans, no development shall be carried out above ground floor slab level until a schedule of all external materials and finishes for buildings, hard landscaping including marking or delineation features, boundary treatments, any street furniture and EV charging facilities in the public realm, together with samples of the walling and roofing materials for buildings, materials for boundary walls, and hard surfacing treatments to be used on the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include the source and environmental credentials of materials. External surfacing details shall be in accordance with the details approved under Condition 11 (Drainage).

Samples shall be made available for inspection on site including a sample walling panel of finished brickwork with mortar and another of finished stonework with mortar and any quoining or other detailing, at a minimum size of 1.5m x 1.5m.

Thereafter, the development shall be carried out in full accordance with the approved schedule and samples.

Reason: To safeguard the appearance of the development and the character of the area and to enable the Local Planning Authority to properly consider the development detail and ensure a positive contextual response.

#### Architectural details

16. Notwithstanding the details on the submitted plans, no development shall be carried out above ground floor slab level until full details of the following architectural features

and equipment drawn at an appropriate scale and supported by technical information where applicable have been submitted to and approved in writing by the Local Planning Authority.

- (i) Window reveals
- (ii) Eaves and soffit details
- (iii) Chimneys
- (iv) Porches and canopies
- (vi) Rainwater goods
- (vii) Renewable energy generation equipment (including technical details to minimise impacts on amenity)
- (viii) EV charging equipment (including technical details to demonstrate suitability)

Thereafter, the development shall be carried out in full accordance with the approved details.

Reason: To ensure the development details are considered fully in order to deliver a high quality and distinctive development.

#### Utilities and Telecommunications

17. No development above slab level shall be carried out until details of how superfast broadband connection will be provided (or an equivalent alternative technology) and installed on an open access basis (including the location and appearance of any above ground equipment), have been submitted to and approved in writing by the Local Planning Authority. All new communication and power lines shall be laid underground.

Thereafter, the development shall be carried out in full accordance with the approved details.

Reason: To provide a suitable broadband connection for new residential occupiers as an essential utility.

#### Soft landscaping

18. No development shall be carried out above ground floor slab level, and notwithstanding the details on the approved plans, until a detailed scheme of soft landscaping including planting has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be supported by an updated Biodiversity Net Gain Assessment and Ecological Mitigation and Enhancement Plan to respond to the requirements of Conditions 7 and 8, alongside integrating all elements of the arboricultural commitments secured under Condition 6, details of sustainable drainage secured under Condition 11 and materials and finishes for hard landscaping secured under Condition 15. The scheme shall prioritise native species suitable to the location, climate and soils of the site and take climate change into account. All such work as may be approved shall then be fully implemented within the first planting season that contains or follows the date of approval of details whichever is the earlier and completed strictly in accordance with the approved details.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

The scheme shall include management and maintenance requirements including responsible parties.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

### Fire Hydrants

19. No dwelling shall be occupied until the fire hydrants approved under Condition 13 have been installed and connected to a water supply appropriate in terms of both pressure and volume for the purposes of firefighting. The equipment shall be maintained to ensure it is suitable and available for use at all times.

Reason: In the interests of health and safety.

### Pre-occupation/use verification (contamination)

20. Unless explicitly dispensed of in writing by the Local Planning Authority following the analysis of appropriate evidence, no dwelling shall be brought into use until such time as a contamination verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that all remediation measures secured under Conditions 4 and 5 have been implemented.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of land contamination.

### Boundary treatments

21. No part of the development shall be occupied until details of proposed boundary treatments and means of enclosure or division of all individual properties, areas, and the site as a whole have been submitted to the Local Planning Authority and approved in writing. Elevations, plans and sections shall be provided, together with materials and finishes details of any new boundary. Once approved, the boundary treatments will be installed and repair works undertaken as approved prior to first occupation and retained as agreed thereafter.

Reason: To ensure good standards of amenity in a manner compatible with the site conditions.

### Access construction

22. No part of the development shall be occupied until the Local Planning Authority has approved in writing full details of the two vehicular accesses including levels and gradients, surfacing, drainage, crossovers and visibility splays, and the works have been completed on site in full accordance with the approved details.

Reason: In the interests of road safety.

### Parking and turning

23. No part of the development shall be occupied or used until such time as the vehicle parking and turning spaces serving that part of the development have been constructed in the locations marked on approved plan 01486A\_MP05\_A\_P4 and in accordance with details approved under Conditions 11, 14, 15 and 16.

Reason: To ensure the new development is fully served by an appropriate level of parking and turning provision for motorised transport.

### Refuse and recycling

24. No dwelling shall be occupied until details of refuse and recycling storage facilities have been submitted to and approved in writing by the Local Planning Authority and installed on site in accordance with the approved details.

The approved refuse and recycling storage facilities shall thereafter be retained as approved.

Reason: To ensure suitable provision per dwelling to encourage proactive management of waste and to preserve the residential and visual amenities of the locality.

### Cycle provision

25. No dwelling shall be occupied until details of secure and covered cycle storage facilities for a minimum of 2 bicycles per dwelling have been submitted to and approved in

writing by the Local Planning Authority and installed on site in accordance with the approved details.

The approved cycle facilities shall thereafter be retained as approved.

Reason: To ensure facilities are available to encourage more sustainable modes of travel.

#### Residential EV

26. Each dwelling within the development hereby approved shall not be occupied until the EV charging facilities that relate to that dwelling approved under Condition 16 have been provided and are operational. These facilities shall thereafter be retained for use at all times.

Reason: To ensure such facilities are provided from the outset to reduce reliance on fossil fuels.

#### External lighting

27. Notwithstanding the submitted details and prior to first use of the development hereby permitted, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall also be informed by the ecological sensitivities of the site. External lighting shall only be installed in accordance with the approved details and thereby retained as such.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, biodiversity interests, tranquillity and protect and conserve the International Dark Night Skies

#### Parking and turning areas to be retained

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) the accesses, car ports, parking and turning areas hereby approved within the site boundaries shall be used solely for parking purposes incidental to the occupation and enjoyment of the dwelling units and for associated manoeuvring room.

The accesses, car ports, parking and turning areas shall not be altered in use or physical form.

Reason: To ensure the retention of parking provision and turning areas.

**TIM SLANEY**

**Director of Planning**

**South Downs National Park Authority**

Contact Officer: Naomi Langford

Tel: 01730 819257

email: [naomi.langford@southdowns.gov.uk](mailto:naomi.langford@southdowns.gov.uk)

Appendices I. Information concerning consideration of applications before committee

SDNPA  
Consultees Director of Planning, Legal Services

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

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

[South Downs Local Plan 2019](#)

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

[Easebourne Parish Design Statement \(southdowns.gov.uk\)](#)





## **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 (NPPF) 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, the proposal is relatively small in scale, within the settlement boundary of an established village and considered not to represent major development for the purposes of Paragraph 177.

### **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 occur given the scale, use, and location of what is proposed. Consequently, an Appropriate Assessment under a Habitats Regulation Assessment has been carried out and the conclusions are set out in the Assessment section of the main report.

### **Legislation for Heritage Assets**

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission and listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) 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.”

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) establishes the general duty as respects conservation areas in exercise of planning function. Section 72 (1) requires “special attention to be paid to the desirability of preserving or enhancing the character and appearance of that area”.

### **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”.

### **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 SD6 – Safeguarding Views
- Strategic Policy SD7 – Relative Tranquillity
- Strategic Policy SD8 – Dark Night Skies
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Strategic Policy SD10 – International Sites
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD17 – Protection of the Water Environment
- Strategic Policy SD19 - Transport and Accessibility
- Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- Strategic Policy SD21 – Public Realm, Highway Design and Public Art
- Strategic Policy SD22 – Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD26 – Supply of Homes
- Strategic Policy SD27 – Mix of Homes

- Strategic Policy SD28 - Affordable Homes
- Strategic Policy SD42 - Infrastructure
- Development Management Policy SD44 - Telecommunications and Utilities Infrastructure
- Strategic Policy SD45 - Green Infrastructure
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Development Management Policy SD50 – Sustainable Drainage Systems
- Development Management Policy SD54 – Pollution and Air Quality
- Development Management Policy SD55 – Contaminated Land
- Allocation Policy SD66 – Cowdray Works Yard, Easebourne
- Allocation Policy SD68 – Former Easebourne School, Easebourne

Policy Documents (SPDs and TANs) which are of relevance to this application

- Design Guide, Supplementary Planning Document – adopted July 2022
- Parking for Residential and Non-Residential Development Supplementary Planning Document – adopted April 2021
- Sustainable Construction Supplementary Planning Document – adopted August 2020
- Affordable Housing, Supplementary Planning Document - adopted July 2020
- Dark Skies – technical advice note version 2, May 2022
- Biodiversity Net Gain – technical advice note, January 2022
- Habitats Regulations Assessment and Planning Applications – technical advice note, March 2021
- Ecosystems Services – technical advice note (non-householder)
- Easebourne Parish Design Statement – adopted February 2023

**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.

