

Mr James Cording
6th Floor North
2 Charlotte Place
Southampton
SO14 0TB
United Kingdom

Our Ref: SDNP/18/06111/FUL
Contact Officer: Richard Ferguson
Tel. No.: 01730 819268

15th March 2021

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

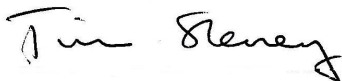
**Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Proposal: Development of 37 dwellings (including affordable homes), alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works.

Site Address: Liss Forest Nursery , Petersfield Road, Greatham, Liss, GU33 6HA

Please find enclosed the Decision Notice in relation to the above application.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

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**TOWN AND COUNTRY PLANNING ACT 1990
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Application No: SDNP/18/06111/FUL

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Site Address: Liss Forest Nursery , Petersfield Road, Greatham, Liss, GU33 6HA

REFUSAL OF PLANNING PERMISSION

In pursuance of its powers under the aforementioned Act, the South Downs National Park Authority, as the Local Planning Authority, hereby **REFUSE** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 20th December 2018 for the following reasons:

1. The proposals fail to adopt a landscape-led approach whereby the layout, in particular the siting of dwellings in a uniform approach within streetscenes, and the design of the proposed dwellings including the use of materials have not been satisfactorily informed by the surrounding built character, the settlement pattern, and the site's edge of village location. Consequently, an unacceptable suburban development is proposed which does not contribute to local distinctiveness and sense of place and would not result in a positive contribution to the overall character and appearance of the area and National Park landscape. The proposed development is therefore contrary to policies SD1, SD4, SD5 and SD71 of the South Downs Local Plan 2019, the National Planning Policy Framework 2019 and National Park Purposes and Statutory duty of a National Park.
2. It has not been satisfactorily demonstrated that the proposed development cannot deliver the provision of 50% on-site affordable housing. The proposals are therefore contrary to policy SD28 of the South Downs Local Plan 2019, the National Planning Policy Framework 2019, adopted Affordable Housing Supplementary Planning Document (2020), the English National Parks and the Broads: UK Government Vision and Circular 2010 and statutory duty of a National Park.

3. The application site is within the proximity of important designated ecological areas of the Wealden Heaths Phase II Special Protection Area (SPA) and the Woolmer Forest Special Area of Conservation (SAC). Having regard to the Local Planning Authority's statutory duties under The Conservation of Habitats and Species Regulations 2017 (as amended), the proposed development would result in a net increase in residential accommodation and consequently a likely significant effect would occur upon these designated areas due to increased recreational pressures. In the absence of suitable mitigation measures being secured, the proposals are contrary to policies SD1, SD10 and SD71 of the South Downs Local Plan 2019, the National Planning Policy Framework 2019 and the First Purpose of a National Park, and The Conservation of Habitats and Species Regulations 2017 (as amended).

4. In the absence of a completed S106 Legal Agreement to secure the following:
 - o Measures to secure the public open space requirements of the development;
 - o An on-site affordable housing contribution of 50% of dwellings;
 - o Financial contribution and measures to support sustainable modes of transport.
 - o A permissive path between Petersfield Road and the eastern site boundary for improved accessibility to the adjacent Public Right of Way.

The proposals fail to mitigate against its direct impacts and does not satisfy policies SD1, SD19, SD20, SD28 and SD71 of the South Downs Local Plan 2019, National Park Purposes and statutory duty of a National Park.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. **Crime and Disorder Implications**

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

2. **Human Rights Implications**

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

3. **Equality Act 2010**

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

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Reports - Landscape and Visual Appraisal	HDA.871.1.02		27.11.2018	Not Approved
Reports - Lighting Impact Assessment	0904-DFL-LIA-001		09.11.2020	Not Approved
Reports - Phase 1 Desk Study, Site Reconnaissance and Phase II Site Investigation Report.	LP01457		27.11.2018	Not Approved
Reports -	Planning Statement		27.11.2018	Not Approved
Reports -	Statement of Community Involvement		27.11.2018	Not Approved
Reports - Transport Statement	096.0004/TS/3		27.11.2018	Not Approved
Reports - Noise Impact Assessment	SA-5824/2		27.11.2018	Not Approved
Reports - Travel Plan	096.0004/TP/2		27.11.2018	Not Approved
Reports -	Design and Access Statement		27.11.2018	Not Approved
Reports -	Design and Access Statement Addendum		04.11.2020	Not Approved
Reports - Transport Statement Addendum	096.0004/ATS/2		04.11.2020	Not Approved
Reports -	Planning Statement Addendum		04.11.2020	Not Approved
Plans - Ancillary Buildings-Single Garages	150715/40/AB/SG1/EP-REV A		04.11.2020	Not Approved
Reports - Flood Risk Assessment and Drainage Strategy	C795-DOC01-FRA		27.11.2018	Not Approved

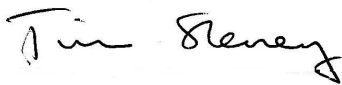
Reports -	C795- Flood Risk Assessment Addendum		04.11.2020	Not Approved
Plans - Site Location Plan	150715/LP		27.11.2018	Not Approved
Plans - Topographical Site Plan	ENC.070817.5 Z3.TOPO		27.11.2018	Not Approved
Plans - Site Layout Planning Plan	150715-SL40-01-REV Y		04.11.2020	Not Approved
Plans - Coloured Site Layout Plan	150715-SL40-08-CSL-REV E		04.11.2020	Not Approved
Plans - Site Layout Private Areas Plan	150715-SL40-10-PA REV A		04.11.2020	Not Approved
Plans - Site Layout Street Scenes	150715-37-SS-REV A		04.11.2020	Not Approved
Plans - Site Layout Dwelling Types Plan	150715-SL40-03-DT-REV E		04.11.2020	Not Approved
Plans - Site Layout Storey Heights Plan	150715-SL40-02-SH-REV F		04.11.2020	Not Approved
Plans - Site Layout Tenure Plan	150715-SL40-04-TP-REV F		04.11.2020	Not Approved
Plans - Site Layout Parking Plan	150715-SL40-05-PP-REV G		04.11.2020	Not Approved
Plans - Site Layout Refuse Plan	150715-SL40-06-RP-REV F		04.11.2020	Not Approved
Plans - Site Layout Materials Plan	150715-SL40-07-MP-REV H		04.11.2020	Not Approved
Plans - Site Layout - Potential Solar Panels Position	150715-SL40-11-SP		04.11.2020	Not Approved
Plans - Site Layout- Existing and Proposed hardstanding Comparison	150715-SL40-12-HCP		04.11.2020	Not Approved
Plans - Horizontal Illuminance Plan	0904-DFL-LSD-001-REV F		04.11.2020	Not Approved

Plans - Tree Protection Plan- Sheets 1 and 2	COVE21437-03C		04.11.2020	Not Approved
Plans - Landscape Strategy	891.1.07E		04.11.2020	Not Approved
Plans - SUDs Basin Landscape Sketch Plan	891.1.10A		04.11.2020	Not Approved
Plans - House Type - Pemberley	150715/37/HT/PEM/EL		04.11.2020	Not Approved
Plans - House Type - Pemberley (floor plan)	150715/37/HT/PEM/FP		04.11.2020	Not Approved
Plans - House Type - The Dean	150715/37/HT/DEA/EL		04.11.2020	Not Approved
Plans - House Type - The Dean	150715/37/HT/DEA-T/EL		04.11.2020	Not Approved
Plans - House Type - The Dean (floor plans)	150715/37/HT/DEA/FP		04.11.2020	Not Approved
Plans - House Type - The Dean/Pemberley	150715/37/HT/DEA_PEM/EL		04.11.2020	Not Approved
Plans - House Type- The Dean/Pemberly (floor plans)	150715/37/HT/DEA_PEM/FP		04.11.2020	Not Approved
Plans - House Type - The Hillier	150715/37/HT/HIL/EL		04.11.2020	Not Approved
Plans - House Type - The Hillier (floor plans)	150715/37/HT/HIL/FP		04.11.2020	Not Approved
Plans - House Type - The Blackdown	150715/37/HT/BLA/EL		04.11.2020	Not Approved
Plans - House Type - The Blackdown (floor plans)	150715/37/HT/BLA/FP		04.11.2020	Not Approved
Plans - House Type - The Hyde	150715/37/HT/HYD/EL		04.11.2020	Not Approved
Plans - House Type - The Hyde (floor plans)	150715/37/HT/HYD/FP		04.11.2020	Not Approved
Plans - House Type - The Ormeley	150715/37/HT/ORM-F/EL		04.11.2020	Not Approved

Plans - House Type - The Ormeley (render)	150715/37/HT/ORM-T/EL		04.11.2020	Not Approved
Plans - House Type - The Ormeley (floor plans)	150715/37/HT/ORM/FP		04.11.2020	Not Approved
Plans - House Type - The Oakleigh	150715/37/HT/OAK/EL		04.11.2020	Not Approved
Plans - House Type - The Oakleigh (floor plans)	150715/37/HT/OAK/FP		04.11.2020	Not Approved
Plans - House Type - The Avington	150715/37/HT/AVI/EL		04.11.2020	Not Approved
Plans - House Type - The Avington (floor plans)	150715/37/HT/AVI/FP		04.11.2020	Not Approved
Plans - House Type - 1B_2B (Affordable)	150715/37/HT/1B_2B-AFF/EL		04.11.2020	Not Approved
Plans - House Type 1B_2B (Affordable)	150715/37/HT/1B_2B-AFF/FP		04.11.2020	Not Approved
Plans - House Type - 2B Tile (Affordable)	150715/37/HT/2B-T-AFF/EL		04.11.2020	Not Approved
Plans - House Type - 2B (Render) (Affordable)	150715/37/HT/2B-R-AFF/EL		04.11.2020	Not Approved
Plans - House Type - 2B (Affordable) (floor plan)	150715/37/HT/2B-AFF/FP		04.11.2020	Not Approved
Plans - House Type - 3B-2B-3B (affordable)	150715/37/HT/3B_2B_3B-AFF/EL		04.11.2020	Not Approved
Plans - House Type - 3B-2B-3B (Affordable) (floor plans)	150715/40/HT/3B-AFF/FP		04.11.2020	Not Approved
Plans - House Type - 3B-Brick (Affordable)	150715/37/HT/3B-2B-AFF/EL		04.11.2020	Not Approved
Plans - House Type - 3B Brick (Affordable)	150715/40/HT/3B-B-AFF/EL		04.11.2020	Not Approved
Reports - Arboricultural Impact Assessment and Method Statement	COVE21437ai a-ams-REV B		27.11.2018	Not Approved

Plans - House Type - 3B (Affordable) (floor plans)	150715/40/HT/3B-AFF/FP		04.11.2020	Not Approved
Plans - House Type - 3B-2B V2 (Affordable)	150715/40/HT/3B_2B V2-AFF/EL		04.11.2020	Not Approved
Plans - House Type - 3B_2B V2 (Affordable) (floor plans)	150715/37/HT/3B_2B V2-AFF/FP		04.11.2020	Not Approved
Reports - Ecological Impact Assessment	17/36/2B		27.11.2018	Not Approved
Reports - Heritage Desk Based Assessment	PN1999/1		27.11.2018	Not Approved
Reports - Information for Habitats Regulations Assessment	1736-2C		27.11.2018	Not Approved

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



TIM SLANEY
 Director of Planning
 South Downs National Park Authority
 15th March 2021

NOTES TO APPLICANTS / AGENTS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: enquiries@planninginspectorate.gov.uk or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.