

Agenda Item 7
Report PC23/24-2

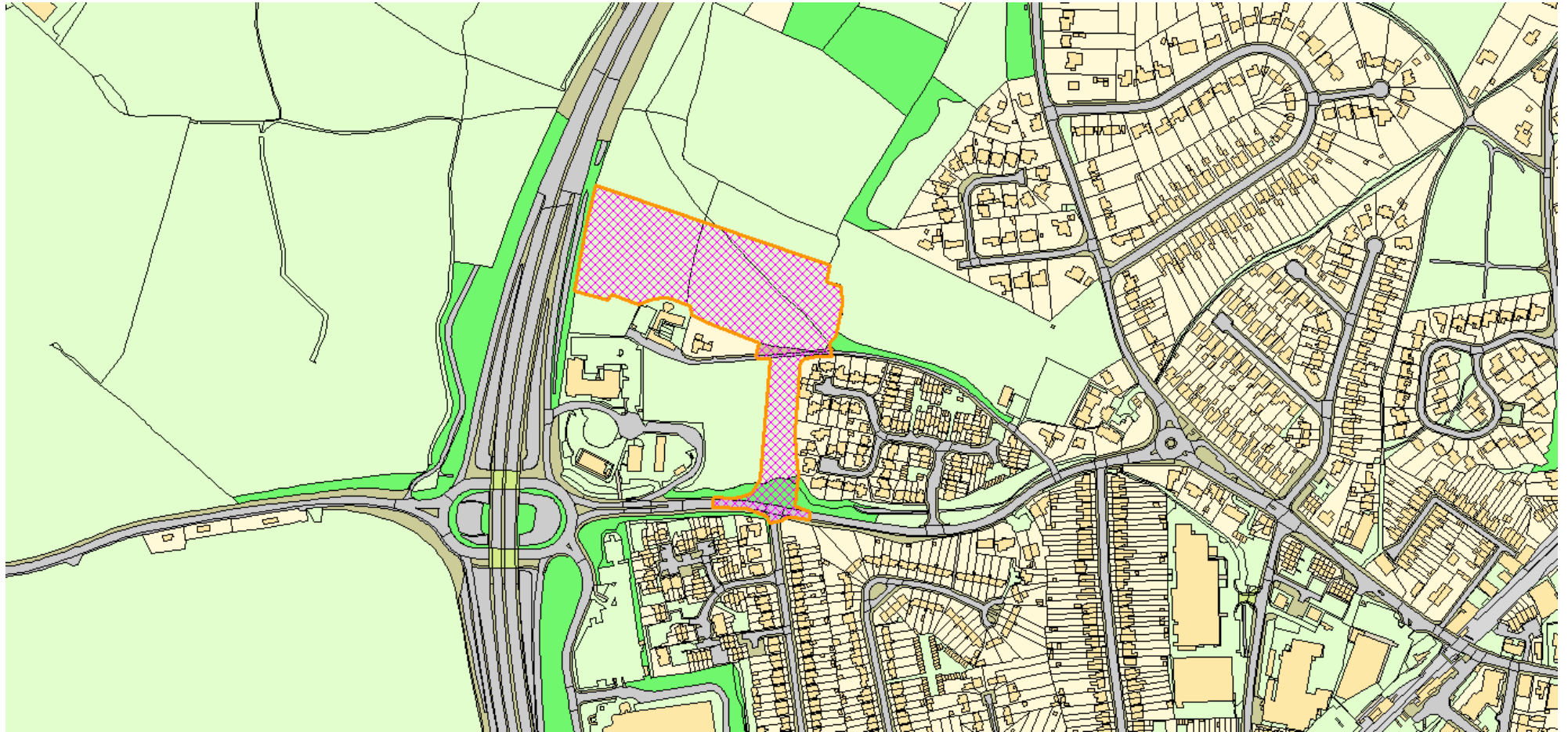
Report to	Planning Committee
Date	13 July 2023
By	Director of Planning
Local Authority	East Hampshire District Council
Application Number	SDNP/23/00746/REM
Applicant	Gentian Development (Petersfield) Ltd
Application	Reserved Matters application relating to phase II works of SDNP/18/06292/OUT, for the approval of access, appearance, landscaping, layout and scale of the employment floorspace up to 4730sqm (gross) and associated works
Address	Land north of Buckmore Farm, Beckham Lane, Petersfield, Hampshire, GU32 3BU

Recommendation:

That approval of all Reserve Matters relating to phase II works of SDNP/18/06292OUT be granted, subject to:

- 1) No objections being received from the Highways Authority which cannot be overcome, the consideration of which is delegated to the Director of Planning.**
 - 2) The conditions as set out in paragraph 9.2 of this report.**
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Site Location Map



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Executive Summary

Key Matters

- The site is an allocated employment site within the Petersfield Neighbourhood Development Plan (2016) and is part of a wider allocation at Buckmore Farm for residential and public open space uses.
- Outline planning permission was granted in 2020 for a commercial, residential and open space development. The current application seeks approval of Reserve Matters for the commercial element of the outline permission only.
- The reserved matters under consideration are the access, layout, scale, appearance and landscaping, all of which amount to the full consideration of this aspect of the overall outline permission.
- The main access into Buckmore Farm already has permission (phase 1) and the commercial element is phase 2 of the development. Reserve Matters for the residential development and public open space would be considered at a later stage, in accordance with a phasing plan agreed at the outline application stage.
- The proposals have been subject to positive pre-application discussions. They also follow the principles and detail of the Design Framework document associated with the outline permission. Overall, the proposals are acceptable. Whilst the design and landscape officers have not objected they have raised concerns around detailed matters. The applicant is responding to these concerns to improve the scheme given the collaborative working with officers to date and Members will be updated. However, on the basis of the submission and merits of the proposals, the proposals are acceptable and recommended for approval.
- The application is before Members due to the determination of the previous outline application and the scale, design and nature of the proposals.

I. Site Description

- I.1 The site is on the western edge of Petersfield and close to the A3. It comprises of 2.1 hectare fields which slope upwards from the south east to north west. They are predominantly defined by mature trees and hedgerows which border other adjacent fields, the Bell Hill recreation ground, the A3 and development to the south. A tree approximately central in the application site currently is subject to a provisional Tree Preservation Order.
- I.2 Adjacent to the site's southern boundary are a listed former farmstead in commercial use, a listed dwelling, and a Premier Inn hotel. Further south is a large new building occupied by a specialist car storage business, a BP garage and McDonalds drive-thru, which are all accessed via an A3 junction and Winchester Road which leads into Petersfield.
- I.3 Beckham Lane, south of the site, is a narrow private lane which is currently the only access to the site and the aforementioned former farmstead and adjacent dwelling. This lane is also access to a residential area south east of the site, which can also be accessed from Winchester Road. East of the site, beyond the adjacent recreation ground, is a residential area along Bell Hill.
- I.4 The site has permission for a new primary access from the south via Winchester Road, which is part of a phased residential and commercial development covering the site and fields to the north (see paragraph 2.2). The site is well enclosed within the landscape with limited wider views towards it from wider public vantage points. The site is only appreciated along a newly diverted and surfaced public right of way which leads around its eastern edge.

2. Relevant Planning History

- 2.1 The site is allocated in the Petersfield Neighbourhood Development Plan (2013-2028) for new employment development. It is part of a wider tract of land allocated for new open space and residential development already with outline planning permission.
- 2.2 SDNP/18/06292/OUT: Development of a business site comprising up to 4,730sqm (gross) of employment floorspace, a residential site for up to 85 dwellings and the provision of a green

space (including diversion of a public right way) together with associated parking, landscaping and infrastructure. Approved 09.12.2020.

- 2.3 SDNP/21/03858/FTP: Relocation of Petersfield Public Footpath 12 located at Buckmore Farm. Approved 02.02.2022.
- 2.4 SDNP/22/01335/REM: Reserved Matters application relating to SDNP/18/06292/OUT for the installation of the access road, landscaping and supporting infrastructure (Phase 1). Approved 31.10.2022.

Pre-application advice relating to this current application:

- 2.5 SDNP/21/05271/PRE: Proposed reserved matters scheme for commercial element of planning permission SDNP/18/06292/OUT. Issued 11.05.2022, with the following advice:
 - Design and flexibility of the units is crucial to cater for wide range of end users.
 - Layout generally supported; largest western unit would help block A3 road noise.
 - Orientation of buildings responds well to topography, but units D and E turn their back on the main access so appearance of rear elevations need improvement.
 - Appearance/architecture of units B, C, D, side elevations (facing internal road) need to be well articulated.
 - Scale and massing acceptable; saw-tooth roofs reduce mass plus scope for solar PV.
 - Use of materials acceptable; create a strong character to the site and settlement edge.
 - Need to consider boundary treatments and landscape scheme further.
 - High sustainability credentials (eg. BREEAM Excellent), solar PV, green roofs, grey water recycling, and cycle storage, electric vehicle charging, require further consideration.

3. Proposal

- 3.1 The outline permission included an indicative masterplan with an agreed design framework for the detailed work of delivering the whole scheme at the reserved matters stage. The current application follows the approval of the main access (phase 1), leading from Winchester Road through the current application site and up to the future residential area of the mixed-use development. The proposed commercial site is phase 2 which is consistent with the phasing plan and site boundaries of the masterplan and design framework.
- 3.2 The application seeks the approval of Reserve Matters for the commercial element of the outline planning permission. The Reserve Matters relate to those listed below and the combined plans and information provide the full details of the commercial development to be considered.
 - Access
 - Layout
 - Scale
 - Appearance
 - landscaping
- 3.3 New employment space totalling 4,730sqm (consistent with the outline permission) is proposed within 5 new buildings, as below, which apart from building E can be subdivided into separate units dependent upon future occupiers' requirements.

<u>Building</u>	<u>Area (sqm)</u>
A	1,991 (can be subdivided into 5 units)
B	782 (can be subdivided into 3 units)

Building	Area (sqm)
C	858 (can be subdivided into 3 units)
D	793 (can be subdivided into 3 units)
E	305 (not planned for any future subdivision)

Layout

- 3.4 The new buildings would be accessed via the main phase I road, with buildings A-D on its western side and building E on its eastern side. A staggered crossroads would be created as a result of this arrangement of buildings. The buildings are predominantly sited within the northern parts of the site, with a series of sustainable urban drainage (SUDs) basins and swathe of landscaping running alongside the southern site boundary.
- 3.5 The access road for A-D would run between the buildings and SUDS basins in an east-west direction whereby the side elevations of buildings B-D would face onto this internal road, within a landscaped streetscene, before the road turns northwards in front of building A.
- 3.6 Buildings A-D face each other and onto landscaped car parking courtyards. Building A (the largest) is sited at the western end of the site and parallel to an A3 slip road, whilst buildings B and C are centrally located and separated by a mature retained hedgerow. Building D faces into the site which consequently results in the rear elevation being adjacent to the main phase I road.
- 3.7 Along the southern portion of the site would be a series of SUDs basins and landscaped area. A path would run through this access for access and amenity for all staff. New supplementary planting is also proposed along the southern site boundary.
- 3.8 Building E would face southwards onto a new parking area and SUDs basin beyond it. Its side and rear elevations would face towards the main access and diverted public right of way (PROW) respectively. The building and car park would be surrounded by new planting. The layout would result in the loss of a large mature Sycamore which is the subject of a provisional tree preservation order.

Architecture

- 3.9 A modern architectural approach is proposed. The buildings would have a ‘saw-tooth’ roof form with recessed frontages that would be clad in a variety of colours. A consistent utilitarian form and appearance, with minimal detailing is proposed for all buildings, which reflects their intended use and context within a new industrial site. Additional coloured cladding is proposed on the rear elevation of building D in response to its rear elevation facing the main road. Glazing is primarily proposed within the recessed frontages.
- 3.10 The buildings would have corrugated metal cladding (including the various coloured recessed frontages) and metal roofs, apart from building E which would have a green roof. Numerous side elevations would also be timber clad. Other detailing includes aluminium flashing for eaves and rainwater goods, aluminium doors, windows and roof lights. All units would also have roller shutter doors.

Access and parking

- 3.11 As part of phase I main access, where the road meets Beckham Lane this junction has been designed to prevent vehicles using Beckham Lane as a short cut, and only allow access for pedestrians and cyclists. The diverted PROW which navigates around the site would also be used as additional access for building E.
- 3.12 114 car spaces and 50 secure cycle spaces are proposed. Cycle parking would be within designated cycle stores for the buildings.

Sustainable construction

- 3.13 The proposals seek to achieve BREEAM Excellent and in the absence of further details is sought to be addressed via proposed conditions. Solar PV and air source heat pumps are proposed and electric vehicle charging points are included. A sustainable surface water drainage scheme is also proposed.

Drainage

- 3.14 Main foul water drainage is proposed. Surface water would be managed through a sustainable SUDs scheme which involves a series of basins.

Landscaping

- 3.15 Surrounding the buildings would be a new hard and soft landscape scheme with a variety of planted areas, shared spaces for access, amenity and parking. The soft landscaping would be linked into the surface water drainage scheme.

4. Consultations

- 4.1 Responses received from a range of consultees are summarised below.
- 4.2 **Arboricultural Officer:** Objection. Proposals indicate the removal of a high quality mature sycamore (category A tree) with significant amenity value and healthy life expectancy of 40 years. The details of the outline planning permission show it as retained.
- 4.3 **Countryside Services (public rights of way):** No objection, subject to conditions.
- 4.4 **Design Officer:** Comments:

Overall layout acceptable, with minor exceptions of:

- Need to reduce visual impact and clutter of fencing/gates at entrance to buildings A-D and perimeter fencing.
- Address prominence of cycle store at building D.
- Relationship between rear elevation of building D and public realm is poor due to building's appearance and prominence in street scene – needs an 'active' elevation.
- South elevations of buildings B-D should have more 'active' articulated elevations.
- Consider additional tree planting in car parks.
- Native landscape scheme required.

Movement/access

- Question the need for a footpath adjacent to SUDS basins.
- Building E not directly accessible for pedestrians.
- Parking SPD 150 car spaces, but support provision given location and opportunities for walking/cycling; units need shower facilities to encourage cycling.

Buildings

- Support architecture and materials; attractive and functional for their use.
- Light pollution from any rooflights need to be controlled.
- Lack of 'active' elevations facing public realm (D and E particularly)
- Support orientation of roofs and solar PV installation.
- Support green roof on building E.

Drainage

- SUDS basins need to be more landscape-led – consider size, siting, form and existing levels. Reduce reliance on engineering and pipes, remove kerbing on access road for water to flow directly into basins.

4.5 **Drainage (EHDC):** Comments.

- Submitted report substantially satisfactory but relates to drainage strategy rather than detailed drainage design; unclear what further detailed work is required for construction.

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

4.7 **Economic Development (EHDC):** No response received.

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

4.9 **Highways Authority:** Holding objection, pending further information:

- Tracking diagrams for refuse vehicles turning at building E needed and need to set back entrance gate for this building.
- Pavement widths acceptable but details of pedestrian visibility at all crossing points required.
- The layout of the pathway along the SUDS basins is inconsistent between the site layout plan and drainage plans.
- Parking and cycling spaces anticipated to meet standards; to be confirmed by planning officer.
- Proposals would not increase traffic beyond that approved at the outline stage.

4.10 **Landscape Officer:** Comments:

- Support views of design officer; remains opportunities for the proposals to more comprehensively meet policy and best practice, as below:

Surface water

- Drainage within car parks could be improved by combining with increased landscaping.
- Rain gardens supported but piping away excess water needs re-consideration.
- Planting includes non-native species; planting to demonstrate at condition stage how it is characteristic of the landscape and meets SD2 and SD9.
- SUDs basins very engineered; need revising for multifunctional benefits.

Planting

- Support approach in principle but number of species overly complex; need to simply.
- Need to link existing and proposed hedgerows.
- Recommend providing green walls, which can form part of a comprehensive landscape scheme and help with energy costs.
- Amount of fencing disappointing; planting should mitigate for this impact.
- Ecosystems Services Statement does not identify positive and negative effects of the development.

Roads/paths

- Footways should be given understated/simple treatment - surfacing, kerbing, white lines.
- Check footway widths to ensure no extra land for additional gains (eg. planting)
- Consider priority for pedestrians through the site- eg. more shared spaces.

- Minimise lighting and include on buildings/structures where possible to reduce clutter.

4.11 **Lead Flood Authority:** Response received, no objection.

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

4.13 **Petersfield Town Council:** No objection in principle but strongly feel that Beckham Lane should not be used for vehicular access for the new development.

4.14 **Southern Water:** No response received.

4.15 **SDNPA Sustainability consultant:** Comments:

- Insufficient information has been provided on the measures to minimise energy consumption and maximise renewable energy generation in accordance with SD48 and SPD.
- Only clear commitment is to reduce carbon emissions by 20% through air source heat pumps and solar PV but this is a modest commitment and does not demonstrate minimising energy consumption and maximising renewable energy generation on site.
- Need greater commitment on reducing energy demand through building fabric.

5. Representations

5.1 2 individual representations received which comprise of neutral and supportive responses (these 2 representations don't include the Petersfield Society - para 5.2 below).

Neutral

- Developer has not engaged with most affected residents.
- Plans broadly acknowledge the Developer's responsibilities within the Outline Permission; significant step in right direction.
- Strict conditions required to ensure (1) plans cannot be amended to dilute the overall design so as environment safeguarded; and (2) closure of Beckham Lane prior to commencement of construction to help alleviate short term construction impacts and amenity of Public Right of Way.

Support

- Proposals fully respect the setting of the listed buildings.
- Sensitive and contextual proposals which respond to unique location.
- Drawings have been used as an exemplar for landscape led design.

5.2 **The Petersfield Society:** Objection.

- The junction between the new access road and Beckham Lane not clearly defined.
- Traffic to/from the site should not use Beckham Lane – danger of narrow lane being used as a 'rat run,' inadequate for further traffic, poor junction with Winchester Road and safety of PROW.
- Although allocated in the PNDP, question the need for 15 new commercial units given capacity elsewhere in Petersfield.

5.3 **Ward Councillor Matthews:** Comments.

- Siting and orientation of building E, compared to earlier plans, supported.
- No plans for any first floors of the buildings, question any overlooking of dwellings.
- Loss of mature Sycamore yet illustrative plans in outline permission show its retention.

- Impact upon limiting amount of surface/ground water to existing streams; proposals capture all water into SUDs ponds which is then piped along the access road.
- Significant risk that existing streams flowing eastward will be deprived of water.
- Providing the allocated open space and pedestrian priority crossing points on the access road must be delivered with the employment land; removal of the open space from the agreed phasing for the whole site unacceptable.
- No elevations or site sections showing the proposals when seen from within the open space; impact upon designated green space must be provided.

6. Planning Policy

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

- SD4: Landscape Character
- SD5: Design
- SD11: Trees, woodland and hedgerows
- SD12: Historic environment
- SD34: Sustaining the Local Economy
- SD45: Green infrastructure

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

- BEP1: The character, setting and quality of the Town's built environment
- BEP7: Sustainable and adaptable buildings
- BP1: Allocate sites specifically for employment use
- BP3: Encourage businesses to Petersfield
- NEP7: Biodiversity, trees and woodlands

6.3 Relevant supplementary planning documents (SPD) and other guidance

- Design SPD (2022)
- Sustainable Construction SPD (2020)
- Parking for Residential and Non-Residential Development SPD (2021)
- The Petersfield Town Design Statement (2010)
- Biodiversity Net Gain Technical Advice Note
- Ecosystems Services Technical Advice Note

6.4 Most relevant sections of the National Planning Policy Framework 2021

- Section 6: Building a strong, competitive economy
- Section 12: Achieving well designed places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

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

- Outcome 1: Landscape and natural beauty
- Outcome 3: Habitats and species
- Outcome 10: Great places to work

7. Planning Assessment

Principle of development

- 7.1 The principle of development was established by the outline planning permission. It granted up to 4,730sqm of new commercial floorspace, which these proposals accord with. The outline permission requires the submission of reserve matters for each phase of development and this application seeks the approval of the aforementioned reserved matters (paragraph 3.3) for the commercial aspect of the overall development. These proposals are being proposed in accordance with an agreed phasing plan from the outline stage, where the commercial element was anticipated to be approved before the residential and open space areas.
- 7.2 Regarding the commercial uses for the scheme, it was envisaged at the outline stage, within the Design Framework, that there would be a mix of light industrial and warehouse uses, with no more than 50% of the floorspace being used for warehousing. There is, however, no planning condition on the outline permission requiring this.
- 7.3 The applicant is seeking a flexible approach to the proposed units which still includes the original anticipated uses but offers a broader commercial offering to attract a wide range of businesses. This is required to assist with the financial viability and sustainability of the scheme. Such uses could include research and development for example.
- 7.4 The PNDP policy BPI which allocates the site is not prescriptive on the uses and refers to 'new employment development', which historically has meant B class uses many of which are now amalgamated into a newer Use Class E, which allows more flexibility in premises changing between a variety of commercial activities. PNDP policy BP3 also seeks small scale flexible office units and affordable workshops.
- 7.5 Given the above and that a wider scope of commercial uses would accord with SD34 and the Duty insofar as supporting a broad range of economic activity, as well as supporting Petersfield's diverse employment base, flexibility within the scheme is considered acceptable. The scheme has also been designed with differing sizes of commercial units and the buildings are flexible enough to accord that are akin to a light industrial site.
- 7.6 Notwithstanding that the outline permission is not prescriptive about the commercial uses, a condition outlining the acceptable uses under Class E and warehouse uses is proposed in response to the more detailed consideration of the design of the commercial scheme.

Major development

- 7.7 The development would be on the edge of Petersfield, on a greenfield site, which benefits from outline permission. When this decision was made, it was determined that the proposals were not considered to be major development for the purposes of the (former) 2019 NPPF. Furthermore, the outline permission granted a maximum amount of new commercial space which the current proposals do not exceed. The principle of development is therefore established.
- 7.8 The agreed Design Framework document sets out a broad range of considerations focussed on a landscape-led approach, which took into consideration landscape impact and the site's opportunities and constraints. The proposals broadly accord with its requirements. The site is also well enclosed by the landscape and wider views of it. Having considered the scale, character, setting and potential impacts, and Local Plan supporting text, the proposals are not considered to be major development for the purposes of SD3 and the NPPF paragraph 177.

The proposed design and consideration of the individual reserve matters

- 7.9 The context for the design of the scheme at this reserved matters stage has been the design framework associated with the outline permission. It covers a broad range of design considerations, taking into account the opportunities and constraints of the site. Overall, the scheme accords with this framework and the design considerations of each reserved matter are addressed in more detail below.

Access

- 7.10 The proposed access accords with the approved Phase I details for the main road leading through the site. The only outstanding matter relates to the Highways Authority raising concern, in the absence of details, about the visibility of pedestrian crossing points and the ability of a refuse vehicle to successfully serve building E, without needing to reverse onto the main road and access the site without having to stop on the main road due to the position of the entrance gates.
- 7.11 Revised plans and details addressing these points have been received and officers are currently awaiting further feedback from the Highways Authority. Having reviewed the latest information provided, the Highways officer's concerns are likely to be addressed. However, a further response from them is outstanding due to the technical nature of their concerns and Members will be updated. At present, the recommendation is for the resolution of these concerns to be delegated to officers.

Layout

- 7.12 The proposed layout is acceptable to the design, landscape and case officers and reflects the positive pre-application discussions. The layout responds to the fundamental considerations of the Design Framework from the outline stage, for instance by siting the buildings in a north to south orientation, and has adopted a landscape led approach.
- 7.13 The layout addresses the fact that the site is adjacent to the A3 with the siting of the largest building parallel to it in order to assist with noise disturbance on site. The remainder of the buildings have been arranged in a logical and considered way that creates an acceptable relationship and the landscaped car parking forecourts between them have been arranged so as the street scenes along the main access road and the internal road within the site are not overly dominated by cars, bearing in mind the industrial use of the site. The buildings are also sited to create an acceptable relationship with the existing properties to the south and would create an acceptable northern edge to the development when seen from the future public open space.
- 7.14 The layout also allows for a sufficient amount and quality of green infrastructure that would connect with boundary vegetation. The siting of the SUDs basins along the southern site boundary utilises the topography of the site and the further landscape planting around them would create further ecological and landscape benefits as well as a good amenity for worker on site with a pathway leading through this area.
- 7.15 The objection from the arboricultural officer regarding the layout relates to the loss of a sycamore tree. Whilst the Design Framework recommends a general approach of retaining trees and hedgerows it does not specifically identify this tree as needing to be retained. It does have amenity value and longevity and East Hampshire District Council have recently issued a provisional Tree Preservation Order. However, throughout the pre-application discussions on the layout, the loss of this tree was not objected to by SDNPA officers and retaining it would notably change the high quality layout that is proposed. The landscape officer has not objected to its loss.
- 7.16 The scheme introduces a net gain in trees and, in response to the provisional TPO, the developer is proposing to compensate for the loss of the sycamore by planting a heavy stock English oak as close to the position of the sycamore tree as possible within the layout. Given the significant benefits of delivering a high quality commercial scheme on an allocated site, the loss of this single tree is acceptable particularly where its replacement is to be compensated by a replacement feature tree, plus a comprehensive landscape scheme for the site is proposed.

- 7.17 The layout sets out the 114 car parking spaces and the locations of the cycle parking. Whilst the level of parking is below the Parking SPD, the site is in a suitably sustainable location to justify a reduction. The site is within walking/cycling distance of Petersfield railway station and Beckham Lane would become restricted to vehicles by the design of the phase 1 access works which introduces bollards, in favour of promoting walking and cycling. There is also a bus stop at the junction of the main site access and Winchester Road. The parking provision therefore accords with policy SD22.
- 7.18 The design and landscape officers' comments focus on refining a broadly acceptable layout. These comments are being responded to by the applicant to improve the scheme further and continue the collaborative design process that there has been with officers. Members will be updated further. Notwithstanding, on the basis and merits of the current scheme the layout is acceptable and meets policies SD4, SD5, SD11 and BEPI in terms of landscape character and design considerations.

Scale

- 7.19 The overall scale of the scheme accords with the floorspace limitation of the outline permission (4,730sqm). The footprints of the individual buildings sit comfortably within the site and allow for a range of units within them to be created. The Design Framework advises building heights of no more than 10m which the scheme accords with.
- 7.20 The scale of buildings have an acceptable relationship to surrounding properties in terms of not overly dominating them which, in any event, are a good distance away. Their scale would also not overly dominate views from the area of new public open space. There also would not be any significant impact upon the immediate views from the PROW around the site nor from wider elevated far reaching vantage points such as Butser Hill.

Appearance

- 7.21 A modern architecture is proposed which is bespoke to the site, having adopted a landscape led approach. This accords with the Design Framework principle of delivering a contemporary scheme.
- 7.22 The overall utilitarian appearance to the buildings in terms of their form, simple but well articulated elevations and use of materials creates a coherent scheme. The 'saw tooth' roofs, recessed coloured cladding frontages and timber cladding also assist with breaking up the bulk and massing of the elevations.
- 7.23 The design approach is consistent with the Design Framework which outlines that there should be some visual interest and variety in the design, along with a simple palette of high quality materials. The saw tooth roof, coloured frontages and predominant metal cladding contribute to the scheme and address these design principles. The buildings would, in conjunction with the layout, create an attractive working environment for future tenants. In all these respects, the proposals accord with policies SD5 and BEPI.

Landscaping

- 7.24 The comprehensive landscape scheme has sought to deliver multiple benefits. As well as providing a setting for the buildings, it also adjoins surrounding boundary vegetation to create a degree of connectivity with the wider surrounds and supports wildlife – particularly dormice which have been found in existing surrounding hedgerows. The southern boundary in particular would also be generously planted around the SUDs basins and create a buffer with adjacent existing properties.
- 7.25 The landscape officer has suggested improvements can be made to the landscape scheme such as rationalising the number of species across the site, avoiding non-native species that are uncharacteristic of the surrounding landscape character and better integrate the planting with the surface water drainage scheme.
- 7.26 The case officer has sought to address these with the applicant to further improve the scheme and members will be updated. Notwithstanding, the details and merits of the scheme as currently submitted are acceptable and accord with policies SD2, SD9 and SD45. Further detail on the landscape scheme is recommended as a condition. Concerns regarding the loss

of the large sycamore tree within the landscape scheme have been addressed in paragraph 7.16.

Design summary

- 7.27 Overall, the proposals would introduce a modern high quality bespoke scheme that would make a positive contribution to the provision of flexible employment premises in Petersfield. The access is of an acceptable design, subject to addressing the Highways Authority's matters of detail. The layout, scale, form and appearance of the buildings are well considered and are sensitive to their edge of settlement site and its landscape context, including the use of materials. The landscape scheme is also comprehensive and will deliver multiple benefits. The proposals, therefore, achieve compliance with the Development Plan as a whole.
- 7.28 Whilst the loss of the sycamore tree is unfortunate, it would be readily compensated for by the landscape scheme as a whole as well as a replacement oak tree which is arguably a higher quality species which would contribute to the amenity of the area and be consistent with landscape character.

Impact on listed buildings

- 7.29 Of key consideration is the statutory need to have special regard to the desirability of preserving listed buildings and their settings. The nearest listed building is the dwelling adjacent to the southern site boundary and adjacent former farmstead buildings which were originally associated with it.
- 7.30 The proposals adopt a sensitive approach to preserving the setting of the listed buildings given the siting, scale and orientation of the proposed buildings and their distance from the southern site boundary. Furthermore, the proposed planting along the southern site boundary would minimise the visual relationship between the existing and proposed buildings. It is considered that, having had special regard to preserving the setting of the listed buildings, an acceptable relationship would be created. Therefore, policies SD12 and SD13 are accorded with.

Sustainability

- 7.31 The scheme could meet the requirements of policy SD48 and the Sustainable Construction SPD via the recommended conditions to address the sustainability consultants concerns. The buildings would be energy and water efficient and employ renewable technologies with the saw tooth roof enabling solar PV provision. The green roof on building E is an acceptable level of provision for the scheme as a whole. Surface water drainage at ground level could be managed sustainably. The proposals accord with policy SD48.

Drainage

- 7.32 The drainage engineers have not objected and the surface water drainage scheme introduces an acceptable provision of SUDs. Whilst the application includes a drainage scheme its further detailed design is subject to condition 10 of the outline permission which requires the detailed design to be submitted for each phase. Notwithstanding, a condition is still recommended below to secure the details provided in the current application to ensure that these are carried forward into the more detailed drainage design and link with the landscaping scheme.

Ecosystems services and biodiversity

- 7.33 The landscape scheme would contribute to enhancing biodiversity and ecosystems services, as demonstrated in considering the landscape and drainage aspects of the scheme, which can be secured via conditions. The proposals accord with policies SD2 and SD9.

Dark night skies

- 7.34 The outline planning permission includes a condition which requires external lighting of each respective phase to be submitted and approved. However, the design of the buildings introduce rooflights and so further consideration of measures for minimising upward light spill from these windows is recommended via condition 8.

Neighbouring amenities

- 7.35 Given the proposed siting, orientation and fenestration of buildings and their distance from surrounding properties there would not be any significant impact upon adjoining amenities. No third party objections have been received in these respects.

Pollution

- 7.36 Environmental Health have raised a concern about the hours of use of the buildings. The outline permission does not restrict hours of use and it would be difficult at a reserved matters stage to secure such a restriction.

8. Conclusion

- 8.1 The proposals accord with the outline planning permission. All of the reserved matters applied for allow for a comprehensive consideration of the commercial scheme.
- 8.2 Overall, the design of the proposals are acceptable, having taken into account consultee responses, representations, the requirements of the outline planning permission and its associated Design Framework document.
- 8.3 The proposals substantially comply with the Development Plan and the NPPF, National Park Purposes and duty, and relevant legislation. The proposals represent sustainable development in regard to social, economic and environmental considerations. There are no material considerations of sufficient weight which would justify refusing permission. The application is, therefore, recommended for approval subject to awaiting the final comments of the Highways Authority and recommended conditions.

9. Reason for Recommendation

- 9.1 It is recommended that all Reserve Matters relating to phase II works of SDNP/18/06292/OUT be **granted**, subject to:
- 1) No objections being received from the Highways Authority which cannot be overcome, the consideration of which is delegated to the Director of Planning.
 - 2) The conditions as set out in paragraph 9.2 of this report.
- 9.2 And the following conditions:
1. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
Reason: For the avoidance of doubt and in the interests of proper planning.

Use

2. The development shall only be used for the purposes with Use Class E(c)(g) (commercial, business and service) and Use Class B8 (Storage and Distribution) as defined in the Use Classes Order 2015, as amended by the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020 (SI 2020 no.757) or any order revoking and re-enacting that order with or without modification).
Reason: To ensure the use of the building does not have a harmful environmental effect and in the interests of amenity and to create a flexible approach for the multiple uses permitted on site.

Materials

3. No development above ground floor slab level shall commence until a full schedule of external materials and finishes and samples (as required) of such materials and finishes to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved schedule of materials and finishes.
Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development.

Landscaping, ecology and trees

4. No development above slab level shall take place until a detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include, but not be limited to:
 - a. Written specifications (including cultivation and other operations associated with plant and grass establishment;
 - b. Planting methods, tree pits & guying methods;
 - c. Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - d. Retained areas of trees and hedgerows;
 - e. Details of all hard-surfaces, including paths, roads, kerb edges, access ways, boundary treatments, parking and manoeuvring spaces, including their appearance, dimensions and siting;
 - f. Details of the siting, specifications and management of the Sustainable Urban Drainage systems;
 - g. Details of bin and cycle stores (including green roofs);
 - h. Details of the green roof for building E;
 - i. A landscape schedule for a minimum period of 5 years including details of the arrangements for its implementation;
 - j. A timetable for implementation of the soft and hard landscaping works.
 - k. A landscape plan with services shown.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

5. The development shall proceed in full accordance with the ecological, avoidance, mitigation, compensation and enhancement measures detailed within the Updated Walkover and Mitigation Statement (EcoSupport, December 2022). All measures shall be implemented in full in accordance with the agreed details and retained and maintained thereafter in full accordance with these details.

Reason: To conserve and enhance biodiversity.

6. No development above slab level shall take place until a site-wide detailed Landscape and Ecological Management Plan (LEMP) is submitted to and approved in writing by the Local Planning Authority. The LEMP shall include, but not necessarily be restricted to, details of: measures to retain existing boundary features; long term objectives and management responsibilities and regime of the landscape scheme; measures to enhance ecology through the provision of landscape species. The measures shall thereafter be implemented in full accordance with the approved details.

Reason: To conserve and enhance flora and fauna

7. The development shall be undertaken in accordance with the Arboricultural Method Statement and Tree Protection Plan by Barrell Tree Consultancy (reference 17372-AA2-PB, dated 22.03.2022).

Reason: To conserve trees which are to be retained.

Lighting

8. No development shall commence above ground floor slab level until measures for minimising upward light pollution from all rooflights to be installed in the buildings, in accordance with the Dark Skies Technical Advice Note (2021), have been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in full accordance with the approved details.

Reason: To conserve dark night skies.

Sustainable Construction

9. No development shall commence above ground floor slab level until detailed information in a Design Stage Sustainable Construction Report in the form of:

1) Interim-stage BREEAM NC certification and associated assessment report;

SBEM calculations;

Product specifications;

Grown in Britain or FSC certificates;

Sustainable Materials Report; and

Building design details

2) Demonstrating that the development will:

Achieve BREEAM NC “Excellent” standard and, as part of the above, achieve the following specific BREEAM NC credits:

- a. At least half the Material credits.
- b. At least two credits in Wat01.
- c. At least two of the credits in Wst01.
- d. At least one of the two available flood resilience credits in Pol03.
- e. Two SuDS credits in Pol03.
- f. Four out of nine of the mandatory credits in Ene01.
- g. The Ene04 credit.
- h. The Wst03 and Wst05 credits.
- i. Reduce predicted CO2 emissions due to on site renewable energy compared with the maximum allowed by Building Regulations;
- j. For all timber products, the use of certified “Grown in Britain” timber where possible, and where not possible, FSC or PEFC certified.

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

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

10. Before 3 months after the substantial completion of all of the buildings hereby permitted, detailed information in a Post Construction Stage Sustainable Construction Report – demonstrating how the development has been carried out in accordance with all the requirements set out in Condition 10 – shall be submitted to, and approved in writing by, the Local Planning Authority. This documentary evidence shall include, but not be limited to, BREEAM NC certification and associated assessment report with post construction SBEM calculations.

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

Drainage

11. Notwithstanding the information provided, no development shall commence until further details on the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include, but not be limited to, the detailed arrangement, siting and design of the SUDs basins, swales and rain water gardens and any drains, hydraulic calculations for rainfall events (up to 1:100

year events plus climate change allowances). The detailed drainage design shall also be integrated with the landscape scheme pursuant to condition 4. The scheme shall thereafter be undertaken in full accordance with the approved details.

Reason: To ensure satisfactory provision of surface water drainage which also delivers multifunctional benefits and an appropriate landscaped character and appearance.

12. No development shall commence until a detailed drainage scheme for the means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include drainage calculations and a Management and Maintenance Plan. The development shall be carried out in accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

Parking

13. Prior to the development being brought into use, the car and cycle parking provision shall have been made in full accordance with approved Site Plan P21025-RFT-00-00-DR-0101.P13 and shall be retained thereafter.

Reason: To ensure adequate on-site parking is provided.

Noise

14. The rating level of the noise emitted from plant and activities at the site shall not at any time exceed the existing background level (LA90, 1 hour) at any premises or garden used for residential purposes when measured and corrected in accordance with British Standard BS4142:2014.

Reason: To ensure that the amenity of the area is not detrimentally affected by the use of the site.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices: 1 Information concerning consideration of applications before committee

SDNPA Consultees: Legal Services, Development Manager

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

[Petersfield Neighbourhood Plan - South Downs National Park Authority National Planning Policy Framework \(2021\)](#)

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

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

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

Outline planning application:

[SDNP/23/00746/REM | Reserved Matters application relating to phase II works of SDNP/18/06292/OUT, for the approval of access, appearance, landscaping, layout and scale of the employment floorspace up to 4730sqm \(gross\) and associated works | Land North Of Buckmore Farm Beckham Lane Petersfield Hampshire GU32 3BU \(southdowns.gov.uk\)](#)

