

**Agenda Item 8**  
**Report PC23/24-36**

Report to	<b>Planning Committee</b>
Date	<b>13 June 2024</b>
By	<b>Director of Planning</b>
Local Authority	<b>Winchester City Council</b>
Application Number	<b>SDNP/23/01722/FUL</b>
Applicant	<b>Mr R Seacombe</b>
Application	<b>22 self-contained holiday lodges together with an on-site managers lodge, facilities/reception building, spa, car parking, alterations to the vehicular access and landscaping improvement.</b>
Address	<b>Upland Park, Garrison Hill, Droxford, Hampshire, SO32 3QL.</b>

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**Recommendation:**

- 1) That authority be delegated to the Director of Planning to grant planning permission subject to:
    - i) The satisfactory resolution of the issue of nitrate neutrality.**
    - ii) A S106 legal agreement, the final form of which is delegated to the Director of Planning, to secure:
      - Nitrate neutrality mitigation measures (as necessary)****
    - iii) The conditions set out in paragraph 10.2 of the report and any amendments or other conditions required to address nitrate neutrality, as necessary.****
  - 2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if matters relating to water neutrality have not been resolved, or the legal agreement is not completed, or insufficient progress made, within six months of the 13 June 2024 Planning Committee meeting.**
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## Executive Summary

Members considered the application at a previous meeting on the 11 April 2024 (report in **Appendix 2**). The draft minutes of the meeting have been issued to members ahead of considering them at the 13 June committee meeting. The decision was to defer a decision for the following reasons:

1. Re-consider the foul drainage scheme in order to incorporate measures to manage water quality and mitigate risks of spills/pollutants into the River Meon.
2. Re-consider the design of the lodges.
3. More detail/presentation on the landscape scheme.

This report is an addendum to the report in **Appendix 2** and should be read together. It outlines that amended plans have, since the 11 April meeting, been received which seek to respond to Members' deferral of a decision on the application. These details include (corresponding to the numbers above):

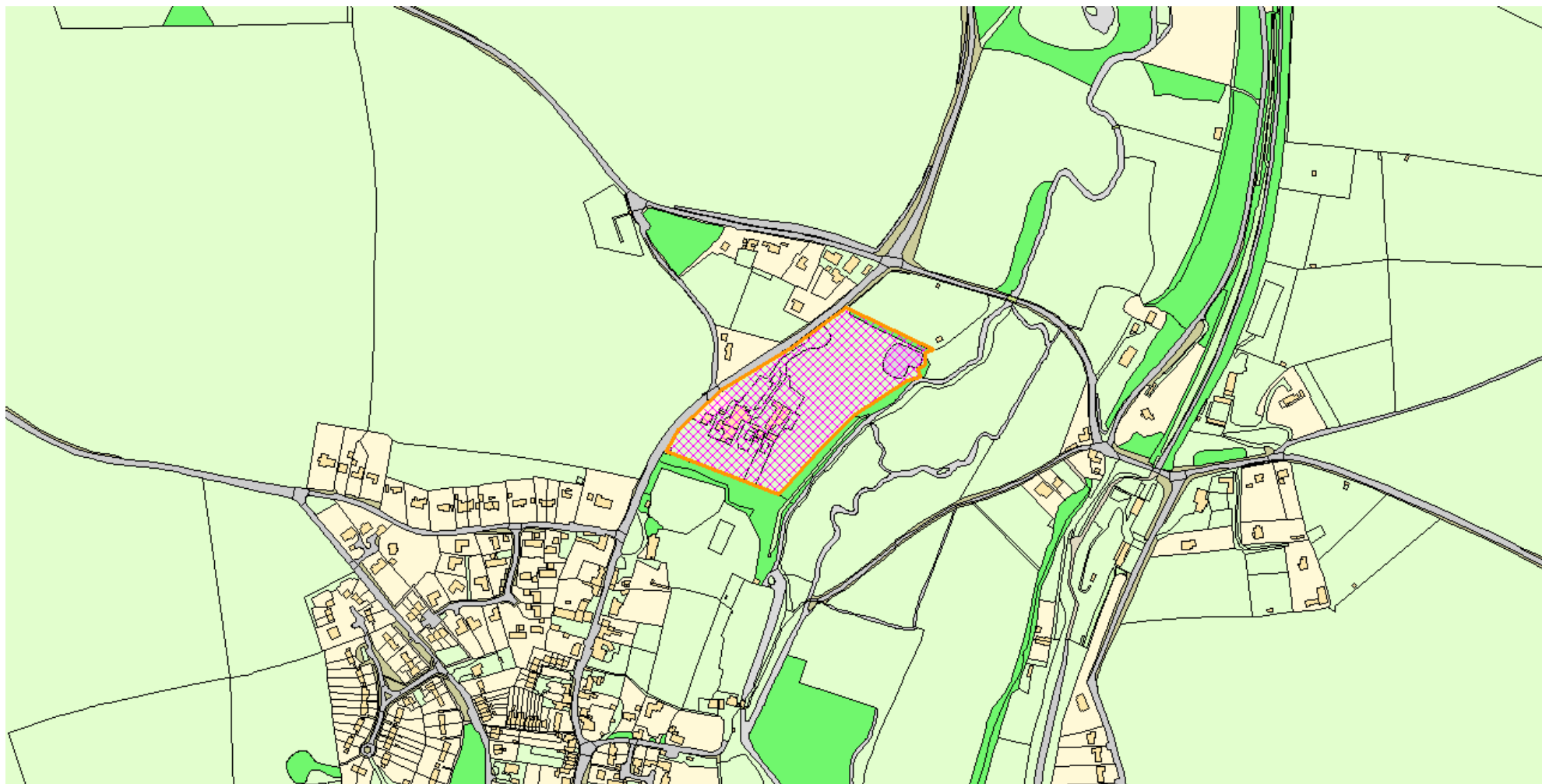
1. A reed bed system has been introduced into the foul drainage scheme.
2. The roof materials of lodges have been amended. Those with steeper pitches are proposed with clay tiles whilst shallower pitched roofs would be slate. This has altered the overall roofscape within the scheme and created a better rationale for roofing materials. Hung timber shingles are proposed on various elevations of each lodge type. Although a subtle addition, it would better articulate the appearance of the lodges.
3. Further detail and clarity on an updated landscape strategy plan, as set out in this report.

In addition:

- The design of the spa building has been amended by replacing its conical roof with an entirely flat green roof, which has reduced its height. It remains in the same location.
- The parking has been increased by 6 spaces through enlarging parking areas already shown in the proposed layout, rather than including additional parking elsewhere. This results in a ratio of 1.5 spaces per lodge (previously 1.2).

Overall, improvements to the scheme have been undertaken. On the basis of the considerations set out in this and the previous report (**Appendix 2**), it is considered that the scheme accords with the Local Plan as a whole (a key test of the assessment) and National Park Purposes. It is, therefore, recommended for approval, subject to delegating water neutrality matters to the Director of Planning.

**Site Location Map**



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## 1. Introduction

1.1 The planning application was previously considered by Members at the 11 April meeting, where it was deferred for the reasons below. The application is before Members again to specifically consider the amendments to the proposals, in response to these reasons.

1. Re-consider the foul drainage scheme in order to incorporate measures to manage water quality and mitigate risks of spills/pollutants into the River Meon.
2. Re-consider the design of the lodges.
3. More detail/presentation on the landscape scheme.

1.2 This report is an addendum to the 11 April committee report, included in **Appendix 2** and, where relevant, it is referred to. Amendments to the proposals and subsequent responses received following a re-consultation exercise are outlined below.

1.3 This report sets out the Recommendation before Members, including conditions. The Recommendation is the same as the previous report, with some amendments to planning conditions which are highlighted in **bold** (see conditions 10, 14, 16, 21, 22).

## 2. Site description & relevant planning history

2.1 This is detailed in Appendix 2.

## 3. Proposal

3.1 The previous description of the proposals in **Appendix 2** is still relevant. The following changes have been made to the scheme since the 11 April 2024 meeting:

### Drainage

- Reed bed area introduced, directly connected to the package treatment plant, between it and the River.

### Building design

- Updated elevations for the lodges to show a mix of red clay tiles/slate roofs.
- Timber shingle cladding introduced on various elevations within each lodge type.
- Spa building: conical roof replaced with a wholly flat green roof. (Note: building in same location/orientation).

### Landscape scheme

- Updated landscape masterplan/strategy plan, with further annotations, which includes showing the new reed bed, swales; the latest layout of lodges; updated presentation of the wooded character to emphasise it; surfacing details of the access. As with the previous iteration, the updated plan indicates tree species to create the wooded character and the treatment of site boundaries.

### Layout

- Additional parking - 6 spaces added amongst proposed parking areas, increasing the parking ratio to 1.5 spaces per lodge (from 1.2).

### Biodiversity net gain

3.2 As an update to paragraph 3.12 in **Appendix 2**, the net gain can be clarified as 33.5% increase in habitat and a 24.4% increase in hedgerow habitat.

## 4. Consultations

4.1 Consultee responses on the application are summarised in **Appendix 2**. Following the receipt of amended plans, a re-consultation exercise has been undertaken. The further responses are outlined below.

4.2 **Design:** Support, subject to conditions.

- Overall design improved from previous iteration.

Layout

- Not materially changed but support road following contours, remaining within the extent of the approved scheme generous woodland planting.
- Success of the scheme will depend on planting detail.
- Need to ensure utilities do not jeopardise the landscaping scheme/tree growth.
- Increased parking (1.5 space/lodge) and its arrangement supported – not dominating public realm and landscape.

Building design

- Amendments to spa building welcomed – green roof will contribute to a reduced scale and better integrate it within the landscape.
- Support materials; clay tiles helps with local distinctiveness and variation between lodges.
- Some smaller areas of hung tiles appear tokenistic.
- Previous comments on sustainability apply.

4.3 **Dark Skies:** No further comments; external lighting to be compliant with SDNPA guidance.

4.4 **Droxford Parish Council:** Objection, as follows:

Ecological impact – River Meon

- Ecological impact upon the River Meon.
- ‘Eco credentials’ at odds with the foul drainage proposals in close proximity to the river; further information does little to detail/explain solution.
- River should be afforded the greatest protection; rare and valuable chalk stream.
- Queries about foul system capacity, its proximity to the river, measures to avoid accidental discharge; maintenance and monitoring; any remedial action as required; discharge into Mill Stream/Pond;

Safety considerations

- Highway safety of using the existing vehicular access and risk of accidents. Traffic management/speed calming should be considered.
- No public footpath link with the village, leading to more car journeys; pressure upon village centre parking and noise/disturbance to residents.
- Pedestrian link beyond the site needed, including to Merringtons General Store.

4.5 **Environment Agency:** No objection, subject to conditions.

4.6 **Environmental Health:** Response received, no comments.

4.7 **Historic Buildings Advisor:** No objection.

4.8 **Highways Authority:** No further comments.

4.9 **Landscape officer:** Previous comments remain relevant. The introduction of a reedbed, with good management/maintenance for the long-term, would be an improvement and should be conditioned.

4.10 **Lead Flood Authority:** No objection to surface water strategy, subject to conditions including details on water quality measures to satisfy the Ciria SUDs Manual.

4.11 **Natural England:** Comments –previous views re-iterated.

4.12 **Portsmouth Water:** No objection. (Officer note – Southern Water statutory consultee regarding foul drainage)

- Reed bed will provide a second level of treatment; given site sensitivity recommend the treatment plant provides the highest level of treatment possible to safeguard water quality.
- Construction Management Plan required to mitigate any pollution risks.
- Support inclusion of water butts. High level of water efficiency required.

4.13 **Southern Water:** No further comments.

## 5. Representations

5.1 Representations received prior to the 11 April meeting are summarised in **Appendix 2**. 12 representations comprising 11 objections and 1 neutral comment have been received in response to a re-consultation exercise, of which 5 responses are from persons who have previously commented. The representations in **Appendix 2** are still relevant and the latest responses also raise the following:

### Drainage

- Significant risk of waste water pollution in the River Meon.
- Waste water needs to be cleansed of nitrates and phosphates to highest standards.
- Complete foul and surface water details need to be presented before granting consent.
- Latest information does not provide detailed proposals, including its management.
- System should be relocated.
- Discharge into Mill Pond unacceptable.
- On site waste water treatment system and a wetland treatment system required; appropriate monitoring and management required.
- Insufficient drainage capacity for the scale of development.
- Needs to account for heavy rainfall periods.
- Discharge of chemicals on site (eg. cleaning products/bleach etc), chemicals from the spa.
- Already many sewerage treatment plants located too close to the river and site exacerbates this.

### Highways

- No pedestrian link to/from the site.

### Other

- Site unduly cleared.
- Object to any further loss of trees; clarification required on details for eastern site boundary.
- Non-native conifers along river bank proposed to be replaced with native species; new planting needs time to mature before any more large trees are removed as they provide screening.
- Object to any further loss of trees; broad natural habitat required.
- Droxford does not need a caravan site at the entrance to the village.
- Out of keeping with the village.
- Light pollution; number and design of lighting to be conditioned.
- No affordable accommodation for local people.

5.2 **Councillor Danny Lee (Winchester City Council):** Objection.

- Clear evidence presented to address the below required before a decision.
- Adequate solutions and conditions so as not to impact on WCC aspirations for higher protective measures for rivers and local nature recovery.
- Adequate, future proofed, resilient protection measures for the river and wildlife; a standardised approach for waste water and surface water management inappropriate; site requires hyper-local and optimised sustainable solutions.
- Without world class protective measures, could exacerbate failures in regulation and action to protect rivers.
- River already suffers from water quality and pollutant issues; inadequate consideration of these issues and risk of adding further harm to water quality and biodiversity through accident, operational failure, inclement weather.
- Climate change challenges warrant protective robust measures to protect the river.
- Foul treatment plant should be sited far away from the river as possible; with additional protective measures to prevent overflow.
- Secondary and tertiary systems/measures required including nature based solutions to ensure no treated or untreated wastewater can enter the river.
- Replace all hard surfaces with 100% sustainable drainage systems.
- Implement integrated network of vegetated areas, green roofs, rain gardens, porous surfaces, swales and ponds to eliminate run off risks.
- Ensure regular maintenance and cleaning routines for SUDs and foul drainage.
- Update the plans regarding trees - works and screening to optimise landscape character and biodiversity improvement; aware of local nature recovery strategy.
- Restore site's native biodiversity with enhancements to the locality and river health.

5.3 **Councillor Wallace (Winchester City Council):** Comments, as follows:

Waste water

- Waste water management – need highest possible treatment to protect the river, plus its management and monitoring.
- Recommend details of the entire wastewater scheme being agreed prior to consent.
- Need to consider flow rates of treated waste water; the Mill Stream can be low in summer; consider directing into the main section of the river.

Ecology

- Many trees/vegetation already removed; protection of the remaining trees and restoration of site biodiversity an imperative.

Access

- No pedestrian link into Droxford; risk to pedestrians on the A32.
- Potentially higher number of guests on site compared to hotel; vehicular access is challenging and improvements should be considered.

**6. Planning Policy Context**

6.1 All as stated in Appendix 2.

**7. Planning Policy**

7.1 All as stated in Appendix 2.

**8. Planning Assessment**

- 8.1 The considerations in the previous report (**Appendix 2**) remain relevant and form part of the overall assessment of the proposals. Various matters raised in the more recent representations (eg. highway safety) have been considered in the previous report (**Appendix 2**). The assessment below focusses on the amendments to the scheme since deferring a decision on the application at the 11 April planning committee meeting.
- 8.2 The Applicant has sought to address Members' previous concerns by amending the scheme and providing updated plans which includes a clearer level of detail. Each of the matters raised are addressed in turn below, as numbered in paragraph 1.1 above.

Foul drainage

- 8.3 Members' concerns focussed on the issue of managing water quality in regard to the treated waste water discharge from the package treatment plant into the River. Since the meeting, revised drainage plans have been received and re-consulted upon. This has resulted in consultees not objecting but further representations have been submitted from local residents and local councillors. Concerns range from stringent treatment and monitoring of waste water to suggestions about re-locating the PTP elsewhere in order to safeguard the river's water quality and ecology.
- 8.4 Officers are cognisant of the concerns raised and acknowledge that the sensitive location of the site next to the River Meon poses challenges for the development. Of key consideration is whether the development accords with the policies and the Local Plan as a whole, which is the primary test for assessing the application. Clearly, National Park Purposes and the Partnership Management Plan are also material considerations.
- 8.5 The former hotel was served by a septic tank and had 18 bedrooms. The extant scheme (22 lodges) includes a PTP located on the higher ground in the north west part of the site, however, the current applicant has raised technical issues with that approach concerning the underground drainage field required.
- 8.6 Furthermore, that system involved pumping effluent uphill which may be seen as another aspect of the infrastructure of this system that has some degree of risk of failing. In contrast, the currently proposed system involves waste water flowing downhill. Furthermore, although not technically confirmed, given the chalk geology of the site and that the River Meon is ground fed, it could be reasonable to assume that infiltrated waste water from the extant approach could potentially reach the river.
- 8.7 The proposed package treatment plant (PTP) remains in the same location as previously considered by Members. The scheme now incorporates a reed bed between it and the river and therefore goes further than the previous scheme to try to address Members' concerns. The PTP outflow would be directed into the reed bed for filtration before then flowing into the river.
- 8.8 The technical consultees relating to this issue do not object to the amended scheme. Third party concerns on the treatment and disposal of waste water and risks of spills remain, as outlined in the additional representations. It is considered that the proposals have improved since the previous consideration of the application. The introduction of the reed bed would allow for a natural at surface feature to support managing water quality as an additional element of the treatment process before the PTP outfall reaches the river. The reed bed could help to mitigate the risks and impact in the event of the PTP failing. The proposed PTP could also hold up to 2 days foul water as a failsafe. Regular maintenance and monitoring is also proposed, which is an issue also raised in representations.
- 8.9 This approach accords with the Local Plan and planning conditions are recommended to interrogate the more detailed aspects of this scheme, in consultation with consultees, prior to the commencement of development.

Lodge design

- 8.10 The different lodge types have not been fundamentally re-designed. Instead, updated plans have been provided which show red clay tiles on 4 lodge types with steeper pitches. The roofs of other lodges would be slate, which takes account of their shallower pitches. The



overall variation in the roofscape is supported. The use of red clay tiles and slates reflect the materials seen in Droxford.

- 8.11 Additionally, timber shingles are proposed on an elevation of each lodge type. The extent of this cladding varies between lodges from a single gable end of the smallest units to larger extents elsewhere. It would be a more subtle amendment given the lodges would be wholly clad in timber but it, nonetheless, further articulates the elevations and improves their appearance. This additional material is also reminiscent of the extant consent, where lodges were predominantly clad with timber shingles.
- 8.12 Members had discussed the use of materials and whether the lodges were in keeping with Droxford. The use of more 'robust' materials like brick or flint, for example, would make the lodges more akin to permanent dwellings with a 'higher status,' rather than being seen as more low key timber clad buildings. The lodges are proposed to blend in with the wooded landscape scheme to reduce their overall prominence.
- 8.13 Officers acknowledge that there has not been a wholesale re-design of the lodges, however, it is considered that some welcome improvements have been made to the lodge designs and officers are supportive of the proposals.

Details of the landscape scheme

- 8.14 Members raised concern about the approach and lack of detail. An updated landscape strategy plan has been provided which is outlined below to give Members a greater indication of what's proposed.
- 8.15 The landscape strategy shows the intended areas of tree planting around the lodges and parking areas to create a wooded character. Tree species cited are 7 different native varieties with 5 being forest scale trees (i.e mature to a good height and canopy coverage). Condition 5 requires more detail on the landscape scheme to be provided so as a finer level of detail can be interrogated.
- 8.16 Between the southerly extent of the lodges and the river would be grassland, within which two new SUDs basins and the reed bed are shown. The grassed area would also be accessible by guests including a fenced dog walking area.
- 8.17 Along the river, new native trees are proposed to replace the existing non-native conifers. The plan also details that the river bank would be managed to create dappled shade to enhance the habitat for water vole and be fenced off to prevent access.
- 8.18 Planting on the northern site boundary would be to infill gaps with native trees and understorey/hedge species. The western site boundary similarly would have supplementary planting with some thinning out of the existing vegetation. The site entrance and initial length of internal access road would also have substantial planting either side, which would improve the existing appearance of the access. The southern boundary would also be infilled with new planting.
- 8.19 Regarding surfacing materials, the site entrance and initial section of the route into the site are proposed to be tarmac. Further into the site, the vehicular route would have gravel and the parking areas would have porous paving. The gravelled route would predominantly be on the flatter site levels. The paving has the potential to appear unduly urban and further detail would be examined via condition 5.
- 8.20 The above details outline a comprehensive site wide landscape strategy that seeks to create a wooded character around the lodges. This tree cover would be consistent with local landscape character of woodland cover along the sides of the valley. The landscape scheme would also improve the character of the river corridor and enhance wildlife habitat.
- 8.21 Overall, it is considered that a sufficient level of detail has now been provided and the approach accords with the Local Plan. The more detailed plans and management would be subject to condition 5, as is usual.

Other amendments

Parking

- 8.22 No.27 parking spaces were latterly proposed and the amended layout has increased this to 33. This equates to a ratio of 1.5 cars per lodge, excluding the 12 spaces next to the spa building. The additional 6 spaces have been accommodated by expanding 4 existing parking areas situated amongst the lodges in the north western part of the site.
- 8.23 This increase has sought to address Members concerns without drastically increasing the parking to the extent that scheme becomes too car dominated.

The spa building

- 8.24 In addition to the above, the spa building has been amended by replacing its conical roof with a wholly flat green roof. This would reduce its overall height from 5.4m to 4m and enlarge the area of the previously proposed green roof. This revised approach would not compromise the overall design of the building and the Design Officer has not raised any concerns and supported this change.
- 8.25 It is considered that this is an improvement in regard to the building's landscape impact because these amendments would reduce its visual prominence from wider public views by virtue of a lower flat roof and add to biodiversity. The building would remain in the same location as the extant Planning Permission and given that the amendments further reduce its prominence, the revised design is supported.

**9. Conclusion**

- 9.1 This report updates Members on the revisions to the proposals and responses received from a subsequent re-consultation exercise. The application proposals remain acceptable for the considerations outlined in the 11 April report (**Appendix 2**) and the specific assessment of the latest amendments above, which has sought to address Members' reasons for the previous deferment.
- 9.2 Overall, the scale and design of the revised proposals are acceptable having taken into account consultee responses, representations, and the landscape character and appearance of the area. The proposals would also preserve and enhance the setting of the conservation area for the reasons outlined. The surrounding amenities of neighbouring dwellings are also protected.
- 9.3 The proposals substantially comply with both relevant individual policies and the Local Plan as a whole, the NPPF, National Park Purposes and duty, and relevant legislation. The extant permission is also a strong material consideration. There are no material considerations of sufficient weight which would justify refusing permission.

**10. Reason for Recommendation and Conditions**

- 10.1 The recommendation is that planning permission be granted subject to:
- 1) That authority be delegated to the Director of Planning to grant planning permission subject to:
    - i. The satisfactory resolution of the issue of nitrate neutrality.
    - ii. A S106 legal agreement, the final form of which is delegated to the Director of Planning, to secure:
      - Nitrate neutrality mitigation measures (as necessary)
    - iii. The conditions set out in paragraph 10.2 of the report and any amendments or other conditions required to address nitrate neutrality, as necessary.
  - 2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if matters relating to water neutrality have not been resolved, or the legal agreement is not completed, or insufficient progress made, within six months of the 13 June 2024 Planning Committee meeting.

10.2 And the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application."

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

Use

3. The development hereby approved shall not be used at any time for any purpose other than as holiday accommodation. The lodges shall not be used as permanent residential accommodation or for any other purpose in Use Class C3 (dwellinghouses) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: This development in the countryside, outside of any identified settlement, is only acceptable as holiday accommodation for use by short term visitors to the area.

4. The holiday accommodation hereby approved shall not be occupied by any person, group or their dependants, for a consecutive period of more than 28 days in any calendar year. A register of the occupancy of the lodges shall be maintained and kept up-to-date by the operator of the units, and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). It shall record the names and addresses of all visitors and their arrival and departures dates.

Reason: There is a need to ensure that practical and permanent management measures are in place to manage the site as visitor accommodation.

5. The spa building shall not be brought into use until at least the 11<sup>th</sup> holiday lodge has been completed. It shall, thereafter, be made available for use by visitors staying in the holiday lodges and the public.

Reason: To ensure the spa building is not the only aspect of the scheme that is constructed and operated, in isolation from implementing the rest of the development as a whole, given the site wide landscape and ecological conversation and enhancement measures to create an overall comprehensive scheme.

6. The spa building shall operate in conjunction with the management of the holiday lodges and be retained as a constituent part of the development as a whole and shall not become a separate and independent use.

Reason: To ensure that the spa building remains part of the approved scheme and is operated as such, given it is an integrated part of the development as a whole including how the site is intended to be managed.

7. The reception building shall only be used for on-site management purposes. Its overnight accommodation shall only be occupied by persons employed on site for the safety and management of guests and not as holiday or other independent residential accommodation.

Reason: The building has an ancillary function within the development, as a reception for visitors staying in the holiday lodges and solely overnight accommodation for staff, which is not a separate unit of accommodation.

8. Prior to the development being brought into use, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This Plan shall include (but not limited to) the following:
  - a) Site management in respect of noise and visitor activities such as barbeques, pets and amplified music.
  - b) A Waste Management Plan identifying all waste streams and confirming how waste shall be collected, stored and disposed of.
  - c) Management and maintenance of the access, parking areas (including electric vehicle charging points) and external lighting.
  - d) Measures to educate visitors about the special qualities of the South Downs National Park.

The Site Management Plan shall be implemented in full accordance with the approved details and thereafter adhered to in the operation of the development.

Reason: To ensure that the site is managed in an environmentally sensitive way, to minimise impacts upon surrounding amenities and inform visitors of the recreational and educational activities in the South Downs National Park.

#### Materials

9. No development shall be commenced unless and until a schedule including (but not limited to) materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, and rainwater goods of the proposed buildings, have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform in full to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development.

#### Levels

10. Notwithstanding the details provided, no development shall commence until details of site levels and longitudinal and latitudinal sections through the site, including the SUDs basin, swales, and reed bed areas have been submitted to and approved in writing by the Local Planning Authority. These shall show how the buildings and SUDs basin are proposed to be set into the topography of the site, in comparison to existing levels. The development shall thereafter be implemented in full accordance with the agreed details.

Reason: To ensure a satisfactory development which responds to the characteristics of the site and its surroundings.

#### Construction

11. Piling and other foundation designs using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in full accordance with any such agreed details.

Reason: To ensure that the proposed development does not harm ground water resources.

12. The development shall be undertaken in full accordance with the submitted Geo Environmental Investigation (ref: R0191/20, dated May 2020) and the Remediation Strategy Report (ref: IN21638 CL 002, dated December 2021). Prior to the first occupation of the development, a verification report demonstrating the completion in full of the works set out in the Remediation Strategy and the effectiveness of the remediation shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

13. If during the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented in full as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

14. No development shall commence, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for (but not be limited to):
- a) An indicative programme for carrying out of the works;
  - b) Method Statement for the demolition and construction work;
  - c) The arrangements for public consultation and liaison during the construction works;
  - d) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method for constructing foundations, the selection of plant and machinery and use of noise mitigation barrier(s);
  - e) Measures to prevent pollution from construction activities entering the river.
  - f) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
  - g) Measures to protect the river from disturbance, deposit of material and contaminants.
  - h) The parking of vehicles of site operatives and visitors;
  - i) Loading and unloading of plant and materials;
  - j) Storage of plant and materials used in constructing the development;
  - k) The erection and maintenance of security hoarding, where appropriate;
  - l) Wheel washing facilities;
  - m) Measures to control the emission of dust and dirt during construction;
  - n) A scheme for recycling/disposing of waste, including spoil, resulting from demolition and construction works;
  - o) Protection of pedestrian routes during construction;
  - p) Provision for storage, collection and disposal of rubbish;
  - q) Any Re-use of on-site material and spoil arising from site clearance and demolition work.
  - r) Working hours.

Reason: In the interests of highway safety and the amenities of the area.

15. No development shall commence until detailed information in a Design Stage Sustainable Construction Report in the form of:
- a) Design Stage SAP 10 assessment for each lodge and other buildings.
  - b) Design stage plan and specification for the electric vehicle charging points.

- c) Design stage BRE water calculator.
- d) Product specification for air source heat pumps, waste facilities, and materials; and
- e) Grown in Britain or FSC Certificates for timber.

Demonstrating that the development will:

- a) Reduce predicted CO2 emissions by at least 12% due to energy efficiency measures and onsite renewable energy, compared with the maximum allowed by Part L1A 2021.
- b) Provide EV charge points in a suitable location with a minimum power rating output of 7kW and a universal socket.
- c) Have a predicted water consumption of no more than 105 litres per person per day and that the development is water neutral.
- d) Have separate internal bin collection for recyclables matching local waste collection service; and
- e) Have a private compost bin.
- f) Be designed to minimise overheating risk.

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 mitigation of, and adaptation to, predicted climate change.

#### Landscaping

16. No development above slab level shall take place until a further 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) Details of the reed bed planting pursuant to conditions 21 and 22.
  - e) Retained and new trees and hedgerows;
  - f) Plant, grass and tree species to be of native, locally characteristic varieties, and informed by soil testing on site.
  - g) Details of any works to and planting scheme for the River Meon river bank.
  - h) Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces;
  - i) Details shown of the siting, specifications and management of the Sustainable Urban Drainage systems and how this relates to new and retained planting;
  - j) Details of all fencing, gates or other means of enclosure;
  - k) A landscape schedule for a minimum period of 10 years including details of the arrangements for its implementation;
  - l) A timetable for implementation of the soft and hard landscaping works.
  - m) A landscape plan with services shown;
  - n) Delivery of the measures outlined in the Biodiversity Net Gain Design Stage Report (by Ecosa Ltd, June 2023) and the Ecological Impact Assessment (by Ecosa Ltd, April 2023).

- o) Elevational drawings of the viewing platforms and interpretation boards shown on plan 5704.A.

The scheme of Soft and Hard Landscaping Works shall be implemented in full accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first ten 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.

#### Ecology and trees

17. Prior to the commencement of development, an updated detailed Ecological Mitigation, Compensation and Enhancement Strategy shall be submitted to and agreed in writing by the local planning authority. This strategy shall be in full accordance with the outlined ecological mitigation and enhancement measures detailed within the Ecological Impact Assessment (by Ecosa Ltd, April 2023), unless otherwise agreed in writing by the Local Planning Authority. The Strategy shall include (but not be restricted to):

- a) Details of all habitat- and species-related avoidance and mitigation measures (e.g. timings, methods, responsibilities);
- b) Detailed lighting strategy and evidence to demonstrate this takes full account of ecological receptors;
- c) Plans of, and details describing, all habitat impacts and measures to compensate impacts (e.g. location, methods of establishment, responsibilities, care and maintenance);
- d) Plans and details of all habitat- and species-related enhancement measures, including swift boxes, (e.g. location, methods, responsibilities, care and maintenance; and

The development shall, thereafter, be implemented in full accordance with these approved details.

Reason: to conserve and enhance biodiversity.

18. Notwithstanding the details provided in the Landscape and Ecological Management Plan (LEMP) (by Ecosa Ltd, April 2023), the development shall not be occupied until an updated site-wide detailed 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 and supplement existing boundary features; long term objectives and management responsibilities; the management regime of the landscape and ecology schemes agreed pursuant to conditions 8 and 9. The approved measures shall thereafter be implemented in full and maintained in accordance with the approved details.

Reason: To conserve and enhance flora and fauna.

19. The development shall be undertaken in full accordance with the measures and works outlined in the Arboricultural Impact Appraisal and Method Statement (ref: 15751-AIA-12, by Eco-Urban Ltd).

Reason: To protect retained trees and limit works to those detailed, in order to undertake the development within good arboricultural practice.

#### Dark night skies

20. No development above slab level shall commence until an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the type and location of all external lighting to be installed on site and its management. Details of the glazing specification of the lodges shall meet dark night skies compliant standards, the details of which shall be submitted to and approved in writing by the Local Planning Authority. All external lighting on the lodges shall be restricted to down lighters that do not exceed 1000 lumens, which shall be designed

and shielded to minimise upwards light spillage. The agreed measures shall thereafter be implemented in full accordance with the approved details.

Reason: To conserve dark night skies and minimise impact upon the landscape and ecological receptors.

#### Surface and foul water drainage

21. Notwithstanding the details provided, no development shall commence until a detailed sustainable surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The design and details shall include (but not be limited to):
- a) The scheme follow the hierarchy of preferences for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations (as amended) and the SUDs Manual produced by CIRIA.
  - b) Cross sections (including topographical detail) of swale;
  - c) Plans, including cross sections of the two SUDs basins and reed bed, to show dimensions and topography/gradients of edges and depths;
  - d) Layout of pipework and plans/details of head walls;
  - e) Details of how the scheme delivers multifunction benefits in regard to integrating with the hard and soft landscape scheme (condition 10) and ecology compensation and enhancement measures (conditions 11 and 12).
  - f) Full details of the maintenance and management of the SUDs system, to be set out in a site specific maintenance manual.

The scheme shall thereafter be undertaken and maintained in full accordance with the approved details.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of, and adaptation to, predicted climate change, as well as deliver landscape and ecological benefits as part of managing water sustainably.

22. 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 (but not be limited to) drainage calculations and capacity, the specification of the package treatment plant and its operational performance, details of the reed bed system including its technical design, construction, planting and filtration measures. Full Management and Maintenance Plans for the foul drainage scheme, including the reed bed system, shall be provided. The development shall be implemented in full accordance with the agreed details and retained thereafter.

Reason: To ensure satisfactory provision of foul water drainage, including waste water management and water quality.

#### Parking and Access

23. Prior to the development being brought into use, the vehicular accesses and car parking spaces shall have been completed in full accordance with the approved plans and shall be retained thereafter.

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

24. Prior to the development being brought into use, details of covered and secure cycle parking spaces shall be submitted to, and agreed in writing by the Local Planning Authority. They shall, thereafter be provided and retained in full accordance with the agreed details.

Reason: To provide appropriate cycle storage to enable alternative sustainable modes of travel.



Permitted Development Rights

25. No other fences or means of enclosure nor any hard-surfaces, buildings or enclosures or additional site accesses shall be constructed or erected other than those approved pursuant to condition 16. This condition shall apply notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 2, Class A, or any order revoking or re-enacting that Order.

Reason: In the interests of landscape and visual amenity and to safeguard the rural character of the area.

**11. Crime and Disorder Implication**

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

**12. Human Rights Implications**

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

**13. Equality Act 2010**

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

**14. Proactive Working**

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

**Mike Hughes**

**Interim Director of Planning**

**South Downs National Park Authority**

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Appendices Appendix 1 - Legislation and Policies  
Appendix 2 - 11 April 2024 Planning Committee Report

SDNPA Consultees Legal Services, Development Manager

Background Documents: All planning application plans, supporting documents, and consultation and third party responses  
SDNP/23/01722/FUL | 22 self-contained holiday lodges together with an on-site managers lodge, facilities/reception building, spa, car parking, alterations to the vehicular access and landscaping improvement | Upland Park Garrison Hill Droxford Hampshire SO32 3QL (southdowns.gov.uk)  
South Downs Local Plan (2014-33)  
South Downs National Park Partnership Management Plan  
SDNPA Supplementary Planning Documents and Technical Advice Notes

