

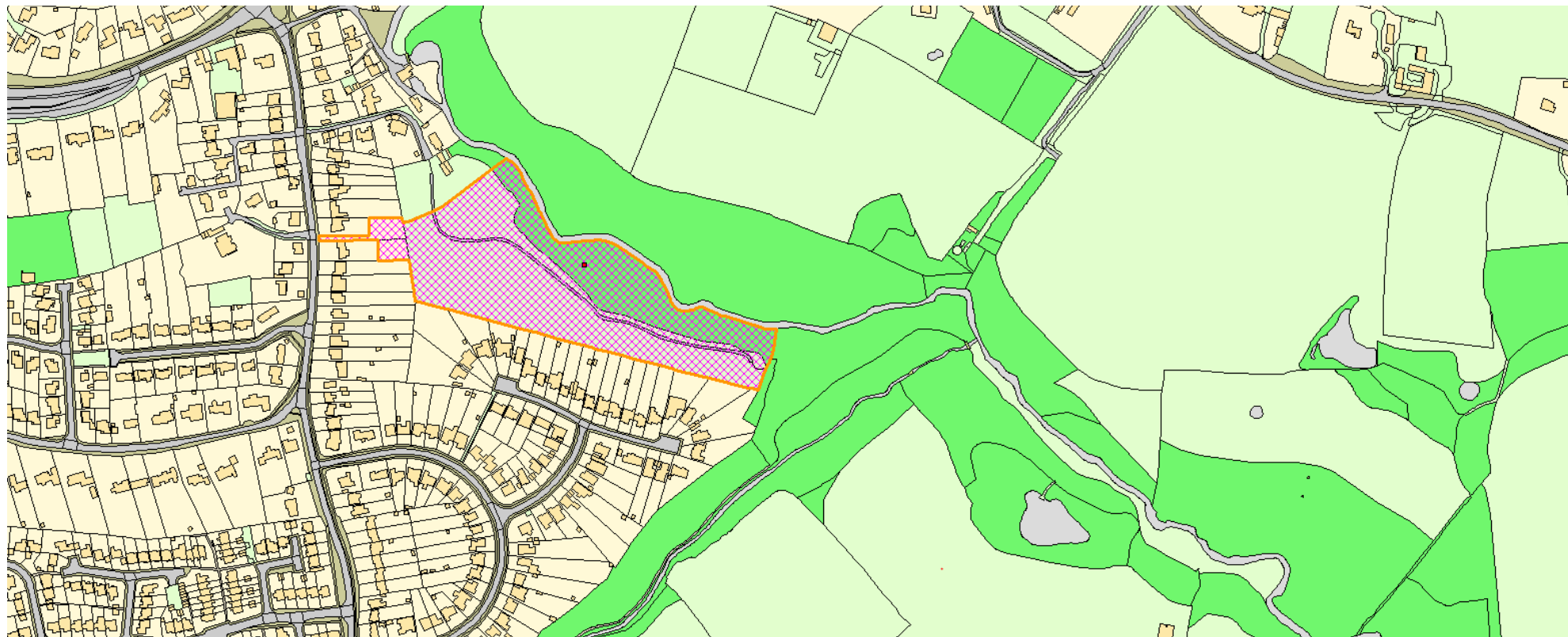
Agenda Item 8
Report PC25/26-03

Report to	Planning Committee
Date	10 July 2025
By	Director of Planning
Local Authority	Hampshire County Council
Application Number	SDNP/24/03657/FUL
Applicant	Andy Williams; Peter Nicholas Homes (Pulens Lane) Ltd
Application	Erection of 17 houses, provision of open space and new vehicular access from Pulens Lane.
Address	Land East of Pulens Lane, Sheet, Petersfield, Hampshire

Recommendation:

- 1) That authority be delegated to the Director of Planning, in consultation with the Chair of the Planning Committee to grant planning permission subject to:**
 - i. The satisfactory completion of a S106 agreement to secure:**
 - 8 Affordable Housing Units as set out in the report which will either be of a shared ownership/discount market sale tenure or social rented/shared ownership tenure**
 - £55,779 financial contribution towards the provision of affordable housing in the South Downs National Park.**
 - The creation and dedication of a Byway across the site as set out in the report.**
 - Financial contribution of £62,962 towards the Pulens Lane Improvements Plan**
 - Public open space management scheme**
 - Biodiversity Net Gain Plan and Monitoring Fee of £35,000**
 - ii. The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address technical matters.**
 - 2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 10 July 2025 Planning Committee meeting.**
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Site Location Map



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Executive Summary

Key Matters

- This site is part of a strategic site allocation, SD85 – Land at Pulens Lane, Sheet. This application is one of two applications, the other being reference SDNP/24/03715/FUL. Both applications are being considered at committee as part of the wider redevelopment of the site. This application, hereafter referred to as ‘Site 1’ proposes a total of 17 units, the other application, (ref SDNP/24/03715/FUL and hereafter referred to as Site 2) provides 2, self-build units. Together, both these applications cover the entire site allocation.
- In order to access Site 1, and as outlined further in the report below, a new access road is to be created between the existing properties at 34-36 Pulens Lane. This will be a single carriageway shared access road. Access to Site 2 will continue to be along the existing (private) access road.
- As noted within the submitted planning statement the development is to be delivered by two landowners. Whilst both applicants intend to begin development as soon as possible after permission is achieved, the applications are submitted separately for practical reasons associated with alternative priorities and different delivery methods for each respective land parcel.
- Site 1 is set within the settlement boundary of Sheet and the site allocation envisages the provision of between 15 and 18 units across the whole allocation, along with vehicular access and parking, SUDs and open space as set out further in the report below.
- The scale and design and layout of the scheme is acceptable, and the scheme is considered to respect the character and settlement pattern of Sheet, whilst also conserving the riparian and rural edge of settlement character of the site and achieving the quantum of development as set out within the site allocation. Ecosystems services measures and on site BNG are achieved, with a small number of credits being required off site as set out further in the assessment below. A largely swale and pond based drainage solution is proposed to manage surface water.
- The scheme is acceptable regarding matters such as design, materials, highway safety, parking, impact on surrounding amenities, affordable housing, mix of units, trees and dark night skies. In all these respects, the scheme accords with the relevant Local Plan policies as well as the National Park Purposes and Duty.
- The scheme is before members because it is a sensitive site allocation.

I. Site Description

- I.1 Site 1 is situated on the eastern edge of the Sheet Parish boundary, approximately 3 miles from the centre of Petersfield and just 1 mile from the centre of Sheet. It is adjacent to the River Rother which creates the boundary along the eastern edge. The western edge is formed by the back gardens of properties along Pulens Lane and its southern boundary is defined by the River Rother Nature Reserve and Tilmore Brook (75m at its closest point).
- I.2 It is part of a site allocation (policy SD85) and its northern boundary line is that of Site 2, as referenced above. This part of the allocation, Site 1, is currently vacant but was previously used as a riding school, with remnants of former riding school buildings visible in the northwest corner. It measures 3.2 hectares and is currently accessed by a private driveway between 18 and 20 Pulens Lane, which also serves five other dwellings who have right of way through this driveway.
- I.3 Site 1 is rural in character although the proximity of modern development along Pulens Lane and Rother Close and the road infrastructure affect its sense of tranquillity. Footpath 189/502/1 skirts the southern boundary of the site (the other side of Tilmore Brook) and leads to the Taro Leisure Centre, which is approximately 10 minutes on foot along this path.
- I.4 It is described within the submitted ecological statement as a parcel of land which is cut twice a year for hay and is therefore almost entirely comprised of semi-improved grassland with some areas of ruderal grassland. There is also a large patch of woodland present along

the northern boundary and some woodland which has grown up around the derelict stable buildings.

- 1.5 The River Rother is the subject of the Rother Summit. This large-scale SDNPA partnership project seeks to engage landowners and stakeholders to enhance the river and its floodplain's natural function, and to conserve and enhance the wildlife it supports. Through positive land management and in-channel interventions along its catchment.
- 1.6 Although Site 1 is not itself designated, it lies within an ecologically sensitive area. To the north (the other side of the river) lies a site of Local Nature Conservation Designation SD9 (Local Wildlife Site): Sheet Mill Alders. To the east lies another site of Local Nature Conservation, Tilmore Brook Marsh and Tilmore Brook Wood. Additionally, the site is a Mineral Safeguarding Area: Sharp Sand and Gravel resource.
- 1.7 The Environment Agency mapping shows that the majority of Site 1 is located in flood zone 1. Whilst the eastern river boundary is in flood zone 3, the proposed dwellings and access routes have been sequentially located within the site to ensure they are within flood zone 1 in accordance Policy SD85.

2. Relevant Planning History

- 2.1 As noted above, this site is part of a wider site allocation, which includes land to the north of the redline. This site, Site 1, does not have any relevant planning history.

3. Proposals

- 3.1 The application is submitted as part of the wider redevelopment of the whole site and, in conjunction with the second application (ref SDNP/24/03715/FUL) for Site 2 will provide 19 units across the whole site allocation.
- 3.2 This application proposes 17 dwellings, 9 market units and 8 affordable units, plus a financial contribution equivalent to 0.5 of a unit in order to make the provision of affordable up to 50% on this site and as explained further in the assessment section below.
- 3.3 Market housing:

No. of Units	Unit type	Bedroom	Size	National Space Standard?
2	Semi (3B 5P)	3	122	Yes
2	01 (4B 8P)	4	153	Yes
3	02 (4B 8P)	4	167	Yes
1	03 (5B 9P)	5	208	Yes
1	04 (4B 9P)	5	208	Yes
9 Total				

3.4 Affordable Housing

No. of Units	Bedroom	Size	National Space Standard?
5	2B 3P	61-64	Yes
2	2B 4P	80	Yes
1	3B 5P	105	Yes
8 Total			

- 3.5 A new pedestrian and vehicle access is proposed from Pulens Lane into the site, this will be between numbers 34 and 36 Pulens Lane and utilizes the generous gardens and wide driveways of these properties to create a single lane access road, which is designed to be a shared surface.
- 3.6 The site layout focuses on keeping all development along the southern edge of the site. Upon arrival into the site is the flatted block and 3 terraced houses on the right-hand side as one would come in. These units provide the affordable housing. These units are all designed in the same materials palette as the market units, and the scheme is tenure blind in this regard. Each terraced house in this scheme has a garden. The ground floor flats benefit from defensible terraced space and the 2 upper flats have Juliet balconies. All units will have access to the public open space. The flats and terraces overlook a small landscaped courtyard and, to some degree, depending on the angle, to the open space to the north.
- 3.7 To the right (western side) of the access road as one enters the site are the two semi-detached properties with individual gardens and dedicated parking spaces. The access road then curves around to the east to serve units 11 to 17. Units 11 & 17, 13 & 14 and 15 & 16 are accessed via private shared bridges over the proposed swale along the southern side of the access road. Unit 17 is accessed from the far eastern end of the access road and its parking is located here also.
- 3.8 Car parking for the affordable units is provided in a dedicated area immediately adjacent to these units. Car parking is provided on driveway spaces and in garage/car barns as shown on the drawings. A total of 40 spaces, including visitor spaces, are provided across the site.
- 3.9 The materials proposed vary between the proposed unit types and are as shown on the submitted drawings. The overall palette of materials consists of heritage mix red brick walls, horizontal timber cladding, handmade clay tiles, aluminium gutter and downpipes, timber windows and doors, metal balustrading, timber soffits, fascias and barge boards, accent brick banding, clay ridge tiles and conservation rooflights. Green roofs are proposed for the garage/car barns and PV will be installed where possible. Bird or Bat boxes will be incorporated into the gables of detached homes.
- 3.10 During the course of the application the applicant has agreed to look at a more muted colour for the proposed barge boards and fascia's boards and to change the black painted timber cladding to a natural weathered cladding. These changes can be secured under sample condition 4.
- 3.11 The applicant has stated that "the wall, roof and floor construction for all new homes will be designed to exceed requirements of the building regulations in both thermal and airtightness performance. High performance double glazing windows will be used throughout all proposed new buildings, reducing the energy requirements and operational carbon of the finished buildings". The renewable energy strategy is a combination of ASHP and PV Cells with battery storage and water consumption limited to 110 litres per person per day. The applicant has stated that they intend to meet or exceed policy SD48 (sustainable construction) and these details will be secured by condition 7.
- 3.12 The proposed houses, driveways, gardens, access road and foul waste pumping station are located within Flood Zone 1, as required by the development brief. The pumping station is a 'Type 2' station, the majority of the workings are underground with a small green box above ground. The approximate dimensions of the green box are 1.5m tall, 1.5m wide and 0.5m in depth and it is considered appropriate that a condition (10) be attached requiring the final dimensions and materiality of this structure at detailed design stage.
- 3.13 A new Byway (footpath and cycle path) is proposed, this will follow the route of the shared access road and then join a bound gravel pathway, through the open space at the eastern end of the site and exiting in the far eastern corner where it is envisaged that it will join footpath 189/502/1.
- 3.14 The application proposes the removal of 14 trees, 1 pine, 1 pear, 1 magnolia, 1 apple, 1 willow, 2 goat willows, 2 cherry's and 5 cypress trees. All but 2 of these trees are located in

the existing gardens of number 34 and 36 Pulens Lane, where the new access road is proposed.

- 3.15 In terms of eco-systems services measures the application proposes bird and bat boxes on suitable elevations, natural rain gardens and swales to accommodate surface water, planting of native hedgerows and the use of renewables.
- 3.16 In terms of BNG the application proposes a net gain of +10 % in habitat units, a net gain of +187% in hedgerows and a +20% in watercourse units. The submitted metric notes that, due to the loss of other neutral grassland on site (which cannot be equally replaced or offset by a higher distinctiveness habitat, the trading rules of the matrix are not satisfied. This means that further mitigation will be required and the applicant proposes to offset the required 2.17 units of neutral grassland either through the use of habitat units from a suitable provider or the purchasing of statutory credits. This offset will be secured in the section 106 agreement.

4. Consultations

4.1 **Dark Night Skies:** no objection.

4.2 **EHDC Drainage** – no objection

4.3 **HCC Ecology** – no objection

4.4 **EHDC Housing** – no objection

4.5 **Natural England** – no objection

4.6 **Southern Water** – no objection

4.7 **HCC Lead Local Flood Authority** – concerns raised:

Officer Note; At the time of writing formal comments were still awaited from the Lead Local Flood Authority following a meeting with the applicant to address these concerns and the issue of a revised drainage strategy. Members will be updated on progress on this matter either via the update sheet or verbally at committee.

4.8 **HCC highways** – no objection subject to conditions and s106 contributions towards Pulens Lane Improvement Scheme

4.9 **SDNP Design** – support

4.10 **SDNP landscape** – no objection subject to drainage matters being resolved.

4.11 **Environment Agency** – no objection subject to conditions

5. Representations

5.1 **Petersfield Parish Council** – Objects to the application on the following grounds:

- Access and egress from this site is too narrow onto Pulens Lane.
- The application does not show multi access for walking and cycling as outlined in Policy GAP1 of the Petersfield Neighbourhood Plan.
- Policy NEP4 of the Petersfield Neighbourhood Plan state that any development in proximity to the Rotherlands Nature Reserve will be required to protect and enhance the Reserve and any development which damages or adversely affects the Reserve will not be permitted.
- Members would like to see the applicant work with SDNP on the proposed traffic calming scheme for Pulens Lane.

5.2 **Sheet PC** – objects to the application

- The Parish Council still considers the narrow entrance to be problematic.
- An extended river walk would have been a real bonus for Sheet residents but this has

not been explored by the applicant.

- The developer should be required to make the link of the footpath to the existing footpath through the Rotherlands Nature reserve.
- The responsibility of the new open space needs to be addressed
- The site lines of the traffic emerging are impacted by the existing beach hedges
- Drainage is important
- Developers contributions should improve access to the Herne school at the top of Love Lane.

Officer Response: Officers have worked with HCC and the applicant to secure a financial contribution towards highways improvement works on Pulens Lane. The proposed new access road will be a shared surface, with a different road material to make drivers aware of the restrictive widths and planting to reduce speeds. This access is considered appropriate by the Highways Authority.

There is no objection from HCC ecology and officers and the applicants have worked to ensure that the scheme protects the River Rother Nature reserve, retaining the existing woodland and scrub along its banks and letting this naturally regenerate further into the proposed open space. The scheme is specifically designed to deter people from accessing the River Rother and therefore extending a publicly accessible footpath along its banks would not be appropriate. A footpath will link across the site to the Rotherlands Nature Reserve.

5.3 **32** letters of objection have been received from neighbouring occupiers in relation to the application, collectively these objections raise the following matters:

5.4 Highways & Access

- Site allocation brief says Pedestrian and cycle access must be provided through the existing site access from Pulens Lane.
- The development brief states access should be via existing access and this is not the case.
- Proposed single track entrance unsafe
- New access onto Pulens Lane will adversely impact pedestrian and cyclist safety
- Additional traffic will cause further damage to the road
- Not enough visitor parking
- New electric vehicles exiting access will be more likely to cause accidents
- There should be no detriment to highway and pedestrian safety and the development should make some contribution to much needed traffic calming and safety measures for Pulens Lane to reflect the extra traffic generated by this development.
- Access to Pulens Lane would cause build-up of traffic back to the A3/272 junction

Officer Response: The applicant has undertaken extensive discussions with HCC Highways and has resolved all matters of concern, to the satisfaction of the highways authority during the course of the application. Additionally the applicant has agreed to the requested highways contribution of £62, 962 towards further improvements on Pulens Lane and this will be secured via the s106 agreement. The proposed amount of parking accords with the SDNP supplementary planning guidance.

The site allocation and development brief both stress the requirement for a pedestrian link across the allocated site from Pulens Lane to link with the Rotherlands Nature reserve at the south eastern corner. Point 26 of the development brief does note that the existing access should be used for pedestrians and cycle access irrespective of whether vehicular access is feasible. However, this access is not in public ownership and is not a formal right of way. The Authority cannot force the landowner to provide access along this existing road. A

new access, vehicular, pedestrian and cyclist is provided from Pulens Lane across the site to the eastern end. On balance, this is considered to be an acceptable solution and it is not considered that a reason for refusal could be sustained on the ground that this particular element of the proposals is slightly different from what the (now 7 year old) development brief envisaged.

5.5 Flooding

- Increased waterlogging in Rother nature reserve
- Surface water drainage into the river
- The area proposed is prone to flooding
- Proposed cellular storage crates are plastic and drainage matter is 'degradable' not biodegradable – these will degrade over time and release pollutants into the environment.
- It may increase flood risk and flooding downstream as the field is already waterlogged
- Habitable areas should be designed to take account of flood risk

Officer Response: During the course of the application the applicant has provided additional information regarding drainage and SuDs. The proposed plastic crates are an accepted system of water management across the country and, in this instance are required for water retention and to prevent any flooding downstream,. It is not considered that a reason for refusal could be sustained on these grounds. Additionally, the most recent and updated drainage strategy has removed crates from the proposed system. Whilst it is acknowledged that part of this site is prone to water logging, the site was allocated with this knowledge and the development brief and policy require that, for this reason, all development is located along the southern boundary. The application complies with this.

Ecology

- Loss of wildlife and harm to ecology
- What will happen to ongoing management of hedges
- Monitoring and management of open space will be expensive
- The area proposed is part of a nature reserve, Rotherlands and should be protected.

Officer Response: There is no objection to the scheme from HCC ecology. The Rotherlands Nature Reserve borders the site and the applicant has addressed through the landscaping proposals, which will allow the existing scrub and vegetation along the river bank and woodland edge to grow up further, deterring people from entering this part of the site and preserving it for wildlife. This is in accordance with the development brief. The recommended landscaping scheme (condition 6) will secure as part of it a scheme of management and maintenance for 10 years. Additionally, the s106 will require confirmation of the proposed company or entity to manage the public open space.

5.6 Amenity

- Overlooking and lack of privacy
- Object to CEMP and not using the smaller site for contractor parking and storage for the larger site. This would be less impactful to immediate neighbours.
- There may be overlooking from proposed balconies into back gardens.

Officer response: The applicant has submitted a Construction Environmental Management Plan. The draft CEMP shows a site office and materials storage closest to neighbouring properties and it is considered these are one of the quieter functions that occur on a building site. However, no comments have been received in respect of this from highways or environmental health and notwithstanding this submission a condition is still required in this regard. The condition will require that the submitted CEMP sets out hours of working,

measures to reduce noise and disturbance to neighbours, provides appropriate screening, protects the River Rother and has attached a sensitive lighting scheme to protect nocturnal wildlife and the amenity of surrounding residents. The proposed new properties back onto the gardens of properties along Pulens Lane and Rother Close. The back to back distances between the properties exceed those required by the SPD as discussed further in the assessment section below.

Miscellaneous

- Developers should be building more homes, the original draft developer brief is for 30-32 residential dwellings.
- With all new housing proposed in the Petersfield area is the infrastructure robust enough to satisfy the needs, schools, surgeries, bus services etc?
- 19 dwellings across two sites when development brief states 15-18

Officer Response: Site 1 is an allocated site within the settlement boundary of Sheet as determined by the SDNP Local Plan. The site allocation suggests between 15 and 18 homes. Site 1 delivers 17, the remainder to the site allocation (not subject to this application) delivers 2. A total of 19. These numbers are considered appropriate given the other site constraints and the requirement to provide a development which also incorporates space for nature, for SUDs and for recreation.

6. Planning Policy

6.1 The most relevant policies of the adopted South Downs Local Plan (2019) (a longer list of other relevant policies and applicable legislation can be found in Appendix 1)

- SD1: Sustainable Development
- SS2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD17: Protection of the Water Environment
- SD19 : Transport and Accessibility
- SD20: Walking, Cycling and Pedestrian Routes
- SD22: Parking Provision
- SD25: Development Strategy
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD28: Affordable Housing
- SD50: Sustainable Drainage Systems
- SD85 : Land at Pulens Lane, Sheet – Site Allocation.

6.2 The South Downs Local Plan is undergoing a period of review and the First Publication (Regulation 18 Consultation) is underway.

6.3 This is the first publication of the Local Plan Review and therefore can only be attributed very little weight. As it progresses through the consultation system the plan will gain more

weight.

6.4 The policies relevant to this application are the same as those noted above.

6.5 Relevant supplementary planning documents (SPD) and other guidance

- Parking for Residential and Non-Residential Development SPD 2021
- Ecosystems Services TAN
- Design Guide SDP
- Sustainable Construction SPD
- Affordable Housing SPD
- Pulens Lane Development Brief.

6.6 Most relevant sections of the National Planning Policy Framework 2024

- Section 5: Delivering a sufficient supply of homes.
- Section 12: Achieving well designed and beautiful places
- Section 15: Conserving and enhancing the natural environment.

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

- Policy 1 – Landscape
- Policy 3 – Dark Night Skies

7. **Planning Assessment**

Principle of development

7.1 The proposal is not considered to constitute major development for the purposes of policy SD3 and paragraph 183 of the NPPF. The NPPF accompanying footnote 60 advises that ‘major development’ in designated landscapes is a matter for the decision maker, considering its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

7.2 In this case, the proposal is relatively discreet in broad landscape terms and the site has been allocated for the use proposed. Any adverse impacts on the designation as a result of development will not be significant and have furthermore already been considered via the Local Plan process.

7.3 Policy SD26 ‘Development Strategy’ requires a total of 16 dwellings to be provided in Sheet in the plan period. Site 1 is located within the settlement boundary of Sheet and is identified by Policy SD85 of the SDNP Local Plan. Sheet does not have a neighbourhood plan and the site falls just outside of the area designated in respect of the Petersfield Neighbourhood Plan and therefore the SDNP Local Plan is the determining document in terms of policy. It should be noted that, whilst the site is just outside of the settlement boundary in respect of the Petersfield Neighbourhood Plan this document is included at appendix 1 in order that members are aware of the aspirations of this Plan, even if its policies are not directly relevant to this site allocation.

7.4 Policy SD85 notes that;

- 1) Land at Pulens Lane, Sheet is allocated for the development of 15 to 18 residential dwellings (Class C3 Use) and publicly accessible open space. Planning permission will not be granted for any other uses.

7.5 Policy SD85(2) goes on to set out that proposals that are ‘in broad conformity’ with the Development Brief.”. The site allocation is supported by a development brief, adopted in 2018. The applicant has worked with officers at pre app stage and during the course of the application to ensure the aims of this development brief are met as far as possible. A table summary of the criteria and the measures set out to achieve it is included at Appendix 1 of the applicants planning statement and officers concur with the justifications made in this

document. There are three areas identified where the proposals do not meet the development brief, these relate to the proposed pedestrian and cycle access, the number of units on site and the use of chimneys.

- 7.6 As noted above, the site allocation has been split between two landowners with the owners of Site 2 retaining the existing (private) access and wishing to use this access exclusively in connection with the development of Site 2. The authority cannot force this separate landowner to make available this access as a pedestrian and cycle route. Given that the application for Site 1 proposes a new vehicular, pedestrian and cycle route, which is further down Pulens Lane and therefore closer to the already existing footpath and cycle links to Petersfield and the Taro Centre, and that there is no objection to the scheme from the Highways Authority (regarding the safety and efficacy of the shared access) or the Hampshire County Council PROW team, it is not considered that a reason for refusal could be sustained on the grounds of not meeting this particular criteria.
- 7.7 Together, Site 1 and Site 2 propose 19 units across the whole allocation. Given the large nature of the allocated site and the space available as a result of this, and taking into account that all development is located within flood zone 1 as required by the brief, this number of housing units is considered acceptable.
- 7.8 With regards to the lack of chimneys, there is no objection to the scheme from the design officer and the simple paired back design without chimney's is acceptable.
- 7.9 In addition to being in broad conformity with the development brief, policy SD85 also notes that proposals which meet the following criteria will be permitted.
- 7.10 ` A publicly accessible cycle and pedestrian route should be provided through the entirety of the site from Pulens Lane to the eastern boundary;

Officer Response: This is achieved via the shared access road and then via a Byway to the eastern boundary

- 7.11 b) An area of publicly accessible open space should be provided adjacent to the River Rother;

Officer Response: To some extent this is provided. To the north of the proposed new road and the houses all of the site will be publicly accessible open space. There will be small areas, where restricted access will be allowed to viewing platforms over the River Rother. However, the scheme deliberately retains and allows for the regeneration of the existing woodland and scrub along the river edge. This is to deter people, and dogs, from entering the river and potentially causing damage to this ecosystem. It is considered that this criterion is met in a way which both provides publicly accessible open space and interest for the residents of the development but also allows space for nature and protects the existing environment.

- 7.12 c) Enhance biodiversity and provide for protected species;

Officer Response: An ecological report and BNG assessment have been submitted with the application and proposes precautionary working measures to ensure the protection of any protected species found. The submitted BNG assessment demonstrates biodiversity net gain.

- 7.13 d) Protect and enhance trees within the site worthy of retention;

Officer Response: The tree report confirms the protection of the large majority of trees on site, including the two veteran oaks.

- 7.14 e) Provide a suitably landscaped transition at the site boundaries;

Officer Response: The transition to the river edge is discussed above. To the southern edge of Site 1 the site the rear gardens of the proposed new properties meet the rear gardens of those properties already along Rother Close and Pulens Lane. The western boundary with Site 1 will be comprised of fencing with native hedging.

- 7.15 f) All residential development to be located in Flood Zone 1;

Officer Response: Criteria met.

- 7.16 g) Floor levels of habitable areas, where appropriate and proven necessary to be designed to take into account flood risk and climate change;

Officer Response: Criteria met

- 7.17 h) Incorporation of a buffer strip between the development and Flood Zone 3b, the extent of which should be investigated as part of the master planning process;

Officer Response: All development is located within flood zone 1. Publicly open space and open SuDs is provided in flood zones 1 and 2 and the river woodland and scrub occupy and will stay occupying flood zone 3. This criterion is met.

- 7.18 i) Safe vehicular and pedestrian access and egress should be provided (including during flooding);

Officer Response: As noted above, shared access is provided from Pulens Lane, the SuDs scheme allows for a one in 100 year climate event and accommodates a system of piped water to accommodate this in addition to the surface swales.

- 7.19 j) The internal road layout to provide for larger vehicles including refuse vehicles;

Officer Response: Criteria met.

- 7.20 k) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;

Officer Response: Criteria met – see parking section below.

- 7.21 l) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals; and

Officer response: Assessed at allocation stage, this site is allocated for housing development. Criteria met.

- 7.22 m) The site layout must not include opportunities to provide future vehicular access into adjacent fields

Officer response There is no opportunity. Criteria met.

Landscape and Design

- 7.23 The National Park is afforded the highest level of Landscape protection under the National Park Purposes and duty, and relevant legislation. Policies SD 4 and SD 5 only permit development where it will preserve and enhance landscape character and where sensitive and high-quality design makes a positive contribution to the overall character and appearance of the area.

- 7.24 The site allocation has directed that Site 1 be used for residential housing and therefore the principle of development is established. It is accepted that the landscape character of this site will change from a green field open space to a more intensively used and built-up residential space.

- 7.25 During the course of the application minor changes have been made at the request of officers, these include changes to the materials (natural timber not black timber, more muted barge and fascia boards) additionally the applicant has agreed to revisit the proposed concrete lintels and submit further details regarding this element of the scheme via condition (4). This is considered appropriate at this stage.

- 7.26 There are no objections from the landscape officer, however concerns are raised with regards to the proposed surface water drainage solutions, as discussed further below under the drainage section.

- 7.27 The scheme has a strong focus on retaining the rural edge character of the site and a main feature of the development is the layout, which seeks to allow as many properties as possible an outlook over the open space but also to make sure the houses sit 'quietly' in the landscape. The proposed access road and swales either side will be designed to be as low

key as possible, whilst still allowing access to the refuse truck and fire truck to the far corner of the site. The road will remain private and will not be adopted by the County Council. The materials palette has a focus on high quality and simple materials use throughout the site in a repetitive fashion to bring a cohesiveness to the scheme whilst allowing, with their varied proportions, the individual properties to have their own character. The design officer is supportive of the scheme.

- 7.28 The open space around the scheme is designed to be as natural as possible, whilst allowing for the (largely) surface-based water drainage scheme to flow through the site providing interest and variation in topography. It should be noted that the majority of the swales proposed are shallow, no deeper than 300mm and with gently (1:3) sloping sides. They will be incorporated into the landscape in a natural fashion and these details will be secured via conditions 6 and 11.

- 7.29 There have been objections from third parties to the application on the grounds of overdevelopment and also on the grounds of underdevelopment. The site allocation is for between 15 and 18 dwellings. Site 1 proposes 17 dwellings, with the additional 2 dwellings proposed on site 2 this gives a total number of 19. Given the size of Site 1 it is considered that 17 is an appropriate number and results in a development which can contribute meaningfully to housing supply but which also respects the constraints of the site and the rural landscape in which it sits.

Ecology and Biodiversity Net Gain

- 7.30 Policy SD2 requires applicants to consider ecosystems services and SD9 S (b) of the South Downs Local Plan notes that development proposals should identify and incorporate opportunities for net gain in biodiversity. Additionally, the site allocation itself requires the development to enhance biodiversity.
- 7.31 As noted under the proposals section above, the scheme retains all but 2 of the existing trees on site as well as all the existing woodland and scrub along the River Rother. It seeks to enhance existing boundary planting with native hedge species and additional mature native trees. Additionally, bird and bat boxes are proposed, as are hedgehog highways between the garden fences.
- 7.32 As noted above the submitted metric shows the scheme to achieve +10 % in habitat units, a +187% in hedgerows and +20% in watercourse units in terms of BNG net gain. The metric confirms that the scheme achieves statutory BNG in hedgerow planting and watercourse units and the applicants have committed to purchasing off site credits to mitigate against the loss of grassland units and HCC ecology have agreed this approach. The onsite BNG, the required monitoring and maintenance fee for this and the additional credits required will be secured via S106 agreement.

Housing Mix

- 7.33 In terms of mix, for the affordable housing units this is a 88%/12% split of 2 and 3 bedroomed units. Policy SD27(a) seeks an 'approximate' mix of 35% 1- and 2-bedroom dwellings and 25% 3-bedroom dwellings. However, it does state that 1-bedroom dwellings may be substituted for 2-bedroom dwellings in the case of affordable housing. Given that 5 of the 8 affordable units are flats, which are less suitable for children, the weighting towards 2 bedroom units is considered acceptable in this instance.
- 7.34 The proposed market housing mix is 22% 3-bedroom units and 78% 4-bedroom units. The applicant has advised that the market housing mix profile is driven by the need for larger sized homes within Sheet and Petersfield.
- 7.35 Policy SD27 allows for some flexibility in terms of housing mix and paragraph 3.36 recognises that many housing sites are small (in this case the developable area being constrained by the natural environment, including the river edge, the wildlife and bat corridors required and the desire for a naturalistic approach to open space) and in such instances it may not be possible to achieve the exact proportions set out in the policy.

- 7.36 This is an urban edge location and a lower density of larger, family sized units with generous gardens, which reflects the character and grain of the existing housing to the south of the site and is considered appropriate in this location. Additionally, due to the nature of the site on the edge of the river boundary, within close proximity to sites of local nature importance and because of the desire of the development brief to produce a scheme weighted towards natural open space and pedestrian links to the River Rother Nature reserve, it is envisaged that the financial burden of the management and maintenance of the open space will fall on these units, which need to therefore be of a size (and value) to sustain this.
- 7.37 The scheme complies with the affordable housing policy and the applicant advises that the weighting towards larger homes assists in this. On balance, it is considered that the proposed mix of market housing is acceptable and that a reason for refusal could not be sustained on the grounds of housing mix.
- Affordable Housing:
- 7.38 SD28 requires affordable housing on all sites within a gross capacity to provide 11 or more homes and seeks a 50% provision on site with 75% of these to provide affordable rented tenure. SD85 does not direct the amount of affordable housing required across the allocation. Paragraph 7.74 of the local plan notes that the Authority will not accept the artificial subdivision of sites where the consequence of doing so would be to fall under the relevant policy threshold requiring affordable housing.
- 7.39 As already outlined above this site forms part of the site application SD85. The site allocation has been divided, in this case to suit the aspirations of the two separate landowners and not to avoid affordable housing provision. Taken individually, Site 1 should provide 8.5 units to be policy compliant and Site 2, being only two units, is not required to provide any affordable housing. Taken across both sites the total number of units is 19, and 50% of this (i.e. 9.5 units) would be required if the site allocation was treated as one application.
- 7.40 Jointly, the applicants have committed to meeting the affordable housing requirement across both sites. In respect of this site, Site 1, the affordable housing offer is 8 units on site plus a financial contribution equivalent to 0.5 % of a unit which equates to 50% in total. The affordable contribution in respect of Site 2 is discussed in the report relevant to that application.
- 7.41 In terms of tenure SDLP Policy SD28 requires all developments of over 11 units to provide a minimum of 75% affordable rented, and 25% intermediate. The SDNPA First Homes Advice Note indicates a preference for the remaining 25% to be delivered as First Homes. Policy SD28, in addition to the SDNP Affordable Housing SPD, does allow for flexibility in the proposed tenure based on local need. As part of pre-application discussions, the applicant engaged with both SDNP officers and the East Hampshire Housing Team for advice on this matter.
- 7.42 The applicant has contacted various Registered Providers (RPs) to ascertain interest in delivering affordable rented units. Of the 7 RPs contacted, responses were received from 4, the first of which declined due to a 20 unit minimum requirement and the second of which were only interested in the intermediate element, the third would only take on the scheme on the basis of Rent to Buy and the fourth declined due to existing commitments in the area.
- 7.43 Based on the lack of interest from RPs to deliver affordable rented accommodation, and the interest from Landspeed, this application originally proposed 3 discount market sale houses and 5 shared equity/shared ownership units. The applicant has been informed that the Authority will not accept shared equity and that the discount market sales element will need to be in accordance with the Affordable Housing SPD, and discounted to 30%.
- 7.44 The EHDC housing officer has not objected to the affordable housing strategy and has noted that they are broadly supportive of the approach put forward. They also suggest that the situation may change in the near future in terms of RP procurement and that they would like the s106 to have the flexibility to secure rented tenure, if that becomes an opportunity for a local RP post committee resolution.

- 7.45 This is considered a sensible approach and committee members are asked to delegate authority to the Director of Planning to agree the tenure of the affordable housing provision on this site. This is on the basis that the 'worst case' scenario is the provision of 8 shared ownership/discount market sale units on site and a financial payment in lieu equivalent to the value of 0.5 of a unit (which equates to 50% provision) and the 'best case' scenario is the provision of 8 social rented/shared ownership units on site and a financial payment in lieu equivalent to the value of 0.5 of a unit (which equates to 50% provision). In either of these options the overall amount to be secured will be 50%.

Highways Access, Public Rights of Way, Parking and Cycling

- 7.46 As noted above, the application proposes a new, shared access point, between 34 and 36 Pulens Lane, utilizing the wide and generous gardens and drive spaces of these buildings – the existing houses will stay as they are, with smaller garden areas. The site access will be constructed of pavements or coloured asphalt to emphasise its difference from a conventional road. The shared access is designed to a speed of 20mph and during the course of the application the applicants has provided revised drawings and evidence to the highways authority which demonstrates that the proposed access is suitable for all vehicles and pedestrians that will use it, including the refuse lorry and a fire engine.
- 7.47 There is no objection to the scheme from the Highways Authority, however this is subject to a financial contribution of £62,962 towards the Pulens Lane Improvement Plan. There are three phases to this scheme, two of which have outstanding funding requirements, Phase 1b and Phase 2; the works are as follows:
- 1a – River Moor Road junction to the Durford Road crossroads (funded)
- 1b – Tilmore Brook to London Road junction (outstanding)
- 2 – London Road junction (outstanding)
- 7.48 SNDP officers and HCC officers have discussed this request and SDNP officers support the proposed contribution. The development will have the result of increasing vehicular movements on Pulens Lane and will also have occupants who will use the pedestrian links into Petersfield town centre and beyond. It can be directly and demonstrably linked to an increased pressure on these network links and therefore it is right that it mitigates against these impacts. The applicant has agreed to this contribution which will be secured through the S.06 agreement.
- 7.49 The site allocation seeks a publicly accessible footpath and cycle link between Pulens Lane and the eastern corner of the site, out towards the Rotherlands Nature Reserve and Tilmore Brook. This is provided initially via the shared access road and then via gravel bound pathway to the far eastern corner where the potential is shown for a footbridge over Tilmore Brook and a connection to footpath 189/502/1. The precise details of this part of the Byway will be agreed in consultation with HCC countryside services and as part of the S106 agreement.
- 7.50 The scheme provides car parking in accordance with the parking calculator and as set out in the 'proposals' section above. Parking for the 3 affordable terraced units and the 5 affordable flatted units is provided immediately to the west of these units. Whilst referred to in the Design and Access as 'unallocated residential spaces' these spaces will be dedicated to the flatted units and secured via condition 14. Cycle parking is provided individually for each affordable terraced house and communally for the affordable flats, this is secured via condition 13.
- 7.51 Visitor parking is provided immediately as one enters the site as is cycle parking. Whilst highways have raised concerns about these spaces not having the benefit of passive surveillance in this location, these spaces are closest to the affordable units and the semi-detached units, which is considered a sensible location given that there is less flexibility of parking for these units whereas there is the capacity for parking on the driveways of the larger units. This is a small development, with the majority of people likely to pass by these spaces either living there or having some vested interest (visitor/employee for example) and it is not considered that the risk of theft or deliberate damage in this particular location

would be particularly high. The cycle storage allocation and number of spaces across the site is appropriate to SDNP cycle space requirements and the visitor spaces are Sheffield stands. The provision of vehicular parking and cycle parking across the site accords with policy and SNDP guidance.

Sustainability

- 7.52 The design statement sets out the vision that the scheme seeks to meet the principals of Passivhaus, conserving energy and reducing embodied carbon. The green roofs, whilst providing biodiversity and water attenuation, serve to increase the thermal performance of these buildings. The walls, roof and floor construction of the new homes will be designed to exceed the requirements of the building regulations in both thermal performance and airtightness and high-performance double-glazed windows will be used throughout all buildings. Rainwater is collected in water butts and EV charging points are provided to all properties. Condition 7 is applied to ensure the sustainability credentials of the scheme.

Residential amenity

- 7.53 Some third-party comments have raised concerns regarding the impact of the development on their properties in terms of overlooking and privacy where the proposed units are cited along the back gardens of existing properties on Pulens Lane and Rother Close.
- 7.54 The relationship between the flatted block and the properties that back onto this part of the site is 60 metres at the closest point, well over the 22 metres required by the Deign SPD and the closest relationship between the properties on Rother Close and the proposed development is 27 metres, also more than the standard required in the SPD. It should be noted that the relationship at this point is with the proposed garage/car barn to serve units 15 and 16 and number 7 Rother Close. The distance between the proposed dwelling and the existing dwelling is in excess of this.
- 7.55 It is accepted that the views and outlooks of residents who currently look out onto this open field will change, however this is not a reason to refuse planning permission in this instance especially given the site allocation.

Drainage and SuD's

- 7.56 Policy SD17 refers to the protection of the water environment, SD50 states that development proposals will be permitted where they ensure that there is no net increase in surface water run-off, taking account of climate change. SD50(2) notes that proposals for major development (Major development as defined in the Town and Country Planning (Development Procedure) (England) Order 2015) will be permitted where they provide suitable sustainable drainage systems, unless it is demonstrated to be inappropriate.
- 7.57 The applicant has provided a flood risk assessment and drainage strategy which has been reviewed by the lead local flood authority, in this case Hampshire County Council. Both the LLFA and the SDNP landscape officer originally had concerns regarding the detail of the originally proposed SuD's scheme including the relatively short period of time allowed for winter ground water monitoring.
- 7.58 However, the scheme has changed considerably since submission and as a result of discussions between the applicant, SDNP officers and the lead local flood authority. The latest iteration shows a solution based, as much as feasibly possible, on swales draining to an attenuation basin which then feeds to the River Rother. Due to the levels on site and the requirement to regulate flow and filter the output, a piped solution into the river is required. This will be via 1 small (150mm) in a 'naturalised' headwall, with stone facing, rather than concrete used. These details will be secured via condition 11. There are also piped solutions to move water from swale to swale and, due to the requirement to plan for a 1 in 100 flood event, the swales also require pipes underneath them to manage water levels during such an occurrence.
- 7.59 At the time of writing final comments from the LLFA are awaited and these will be reported to members either before or at committee. It is already envisaged that a final drainage

scheme, based upon a longer period of winter groundwater monitoring, will need to be secured via condition and, in this respect, condition 11 is recommended.

Conclusion

- 7.60 Overall, the scale and design of the proposals are acceptable having taken into account consultee responses, representations, and the landscape character and appearance of the immediate and surrounding area.
- 7.61 There are no impacts upon surrounding amenities as a direct result of these proposals which would justify a refusal of Planning Permission.
- 7.62 The NPPF outlines overarching economic, social and environmental objectives to sustainable development. In these respects, the scheme would deliver a policy compliant development on an already allocated site. Environmentally the scheme would provide ecosystems services enhancement and meet the sustainability credentials of the Local Plan.
- 7.63 The proposals substantially comply with the Local Plan and the NPPF, National Park Purposes and duty, and relevant legislation.
- 7.64 The application is, therefore, recommended for approval subject to a S106 agreement and conditions as set out below and with the suggestion that authority be delegated to the Director of Planning to negotiate the final form of the affordable housing provision in terms of tenure.

8. Reason for Recommendation

8.1 It is recommended

- 1) That authority be delegated to the Director of Planning, in consultation with the Chair of the Planning Committee to grant planning permission subject to:
 - i) The satisfactory completion of a S106 agreement to secure:
 - 8 Affordable Housing Units as set out in the report which will either be of a shared ownership/discount market sales tenure or social rented/shared ownership tenure .
 - £55,779 financial contribution towards the provision of affordable housing in the South Downs National Park
 - The creation and dedication of a Byway across the site as set out in the report.
 - Financial contribution of £62,962 towards the Pulens Lane Improvements Plan
 - Public open space management scheme
 - Biodiversity Net Gain Plan and Monitoring Fee of £35,000
 - ii) The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address technical matters.
- 2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 10 July 2025 Planning Committee meeting.

9. 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.

Levels

3. Notwithstanding the details provided, no development shall commence until details of site levels and longitudinal and latitudinal sections through the site, including through the swale, pond, the road and the driveways, have been submitted to and approved in writing by the Local Planning Authority. These details shall show how the SuDs system feeds into the swale and pond. The development shall thereafter be implemented in full accordance with the approved details.

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

Materials

4. No development above slab level shall be commenced unless and until a schedule of all external materials along with samples of such materials (including finishes and colours) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved details.

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.

Design and Landscaping

5. 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 Plan shall provide for (but not be limited to):
 - i. An indicative programme for carrying out of the works;
 - ii. Method Statement for demolition, excavation and construction work;
 - iii. The arrangements for public consultation and liaison during the construction works;
 - iv. Details of Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP);
 - v. 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);
 - vi. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
 - vii. The parking of vehicles of site operatives and visitors;
 - viii. Construction traffic routes and their management and control;
 - ix. Parking and turning provision to be made on site;
 - x. Adequate provision for addressing any abnormal wear and tear to the highway;
 - xi. Loading and unloading of plant and materials;
 - xii. Storage of plant and materials used in constructing the development;
 - xiii. The erection and maintenance of security hoarding, where appropriate;
 - xiv. Wheel washing facilities;
 - xv. Measures to control the emission of dust and dirt during construction, including measures to prevent mud being deposited on the highway;
 - xvi. Protection of pedestrian routes during construction;

- xvii. Provision for storage, collection and disposal of rubbish;
- xviii. Any re-use of on-site material and spoil arising from site clearance and demolition work and diverting waste from landfill (e.g. recycling)
- xix. Working hours.

The approved Plan shall be adhered to in full throughout the entire construction period.

Reason: In the interests of highway safety and the character and amenity of the area.

6. 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. The scheme shall include details of, but not be limited to:
 - i. Proposed planting plans and schedules of plants and trees, including written specifications, cultivation and other operations associated with plant, grass, shrub and replacement tree establishment, to be sourced from a peat-free nursery;
 - ii. Construction of parking spaces;
 - iii. Details of any knee rails, fences or protection measures around SUD's features;
 - iv. Planting of the verges along the new public footpath;
 - v. Location of services and utilities in relation to planted areas;
 - vi. Location, height and materials/construction technique for all boundary treatments including gates, walls, fences and hedges;
 - vii. Treatment of surfaces, paths and access ways;
 - viii. Road design, avoiding over-engineered features such as raised tables and coloured tarmac in favour of designed-in measures to slow traffic. e.g. using buildings, tree planting, narrowing routes;
 - ix. Design of ancillary structures including cycle and refuse storage, EV charge points;
 - x. A timetable for implementation of the soft and hard landscaping works;
 - xi. A schedule of landscape maintenance for a minimum period of ten years to include details of the arrangements for its implementation.

All such works as may be approved shall then be fully implemented in full accordance with the approved development.

All soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the development, or the completion of the development, whichever is the sooner. All shrub and tree planting shall be maintained free from weeds, avoiding pesticides, and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of ten years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape, in accordance with SD2, SD4 and SD5, and the SDNPA Design Guide SPD. This is required to be a pre-commencement condition because it is necessary to have agreed such details prior to commencing any building works and goes to the heart of the permission.

Sustainable Construction

7. Prior to the commencement of the development hereby permitted, detailed information in a Design-Stage Sustainable Construction Report in the form of:
 - 1) Design-stage SAP 10 assessments for each dwelling and
 - 2) Design-stage BRE water calculations; and
 - 3) Product Specifications (including EV charging point, ASHP, PV and materials); and

4) Sustainable materials strategy and building design details and

Demonstrating that each dwelling will:

- a) Reduce predicted CO2 emissions using energy efficiency in the building fabric and low and zero carbon technologies by a minimum of 12% in total (Part L1A 2021) supported by design stage SAP 10 assessments for each residential unit on plots 01-12.
- b) Provide the EV charge points as shown on the approved plans with a minimum power rating output of 7kW and a universal socket; and
- c) Have predicted water consumption of no more than 110 litres/person/day per dwelling; and
- d) Have separate internal bin collection for recyclables matching local waste collection services; and
- e) Provide external private compost bins for each dwelling with a garden over 50sqm; and
- f) To enhance the tree cover with new native planting as described in the Landscape strategy.
- g) Dwellings be designed to minimise overheating risk.

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

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

8. No later than six months after the first occupation of the development hereby permitted, detailed information in a Post Construction Stage Sustainable Construction Report demonstrating how the development has been carried out in full accordance with all the requirements set out in Condition No.7 (above) shall be submitted to, and approved in writing by, the Local Planning Authority. This documentary evidence shall include 'As Built' SAP 10 assessments, photographic evidence of materials etc and other assessments.

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

9. The development hereby permitted shall not be brought into use until details of refuse and recycling storage shall have been submitted to and approved in writing by the Local Planning Authority. The approved refuse and recycling storage facilities shall be implemented in full accordance with the approved details prior to the occupation of the development and thereafter be retained.

Reason: To preserve the residential and visual amenities of the locality.

Drainage

10. No development shall commence until a detailed drainage scheme for the means of foul water disposal including the proposed pumping station and respecting the requirement for a non-habitable zone around the pumping station and suitable access arrangements has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Thereafter, the development shall be carried out in full accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

11. Notwithstanding the details provided, no development shall commence until the following information has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.
- a) Winter groundwater monitoring to demonstrate that there is 1m clearance between the base of the soakaway and the highest winter groundwater level, in line with guidance in the Ciria SuDS Manual.
 - b) An updated flood risk assessment and drainage strategy which shall be based upon and refer to the groundwater monitoring referred to in (a) above. This drainage strategy should include details of outfall pipe sizes as well as the design (sections, elevations and materials) of any headwalls required and also include a management plan detailing its future management and maintenance of the SuDs scheme. This plan shall;
 - 1) Specify the responsibilities of each party for the implementation of the SuDs scheme
 - 2) Specify a timetable for implementation
 - 3) Provide a management and maintenance plan for the lifetime of the development.

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

Reason: To ensure satisfactory provision of surface water drainage. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission

Dark night skies

12. No development shall commence above slab level until a sensitive external lighting scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with the Dark Night Sky specialist and HCC ecology. All external lighting on the dwellings shall be restricted to down lighters that do not exceed 1000 lumens, which shall be designed and shielded to minimise upwards light spillage. It shall also take into account bat foraging and commuting routes and be informed by measures outlined in the submitted ecological assessment by Ecosupport (October 2024) and have regard to the biodiversity net gain plan required by the section 106 agreement. The measures shall thereafter be implemented in full accordance with the approved details.

Reason: To conserve dark night skies and due to the sensitive ecological nature of the site.

Parking and Highways

13. Prior to the development being brought into use, the vehicular accesses, car parking spaces and cycle 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

14. Prior to the occupation of the flatted block 1-5 as shown on drawing number DR-A - 0110 Rev 003, a scheme shall be submitted to and approved in writing by the Local Planning Authority that ensures that the car parking spaces shown as 'unallocated spaces' and shaded pink shall be dedicated to the occupants of the units within this flatted block.

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

15. No development shall start on site until the access, including the footway crossing shall be constructed and lines of sight of 2.4 metres by 55 metres are provided in full accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction between 0.6 metres and 2 metres in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

Permitted Development Rights

16. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes E and F and Part 2 of Schedule 2, class A; inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interests of the character and appearance of the area and amenity.

Ecology & Trees

17. Development shall proceed in accordance with the measures set out in; section 5 (likely ecological impacts and section 6 (recommendations) of the submitted ecological assessment by Ecosupport (October 2024)

Reason: To protect and enhance biodiversity in accordance with the Habitat and Species Regulations 2017, Wildlife and Countryside Act 1981, NERC Act, NPPF and Policy SD8 and SD9 of the South Downs Local Plan.

18. Prior to the commencement of the development hereby permitted a full Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority which shall include numbering and detailing trees, confirming root protection areas, routing of service trenches, overhead services and carriageway positions and any details of no dig techniques along with associated use of geotextiles and an indication of the methodology for necessary ground treatments to deal with compacted areas of soil. The works shall implemented in accordance with the approved details.

Reason: In the interests of the amenity and the landscape character of the area.

19. Any excavation work within the existing crown spread of the veteran Oak (T18) as covered by a TPO shall be carried out only by hand and under the supervision of a qualified Arboriculturalist representative of the Local Planning Authority. Any roots over 40 mm in diameter shall not be severed without the prior agreement of the Local Planning Authority.

Reason: In the interests of the amenity and the landscape character of the area.

Informatives

1. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 01 March and 31 August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
2. The applicant is required to obtain all appropriate consents from Hampshire County Council, as Highway Authority, to cover the off-site highway works. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place

TIM SLANEY

Director of Planning

South Downs National Park Authority

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SDNPA Consultees Legal Services, Development Manager

Appendix: Appendix I – Information concerning consideration of applications before committee

Background Documents: [All planning application plans, supporting documents, and consultation and third party responses](#)
[National Planning Policy Framework \(2023\)](#)
[South Downs Local Plan \(2014-33\)](#)
[South Downs National Park Partnership Management Plan](#)
[Adopted Affordable Housing SPD - South Downs National Park Authority](#)
[Adopted Parking SPD - South Downs National Park Authority](#)
[Adopted Design Guide SPD - South Downs National Park Authority](#)
[Adopted Sustainable Construction SPD - South Downs National Park Authority](#)
[Biodiversity Net Gain Technical Advice Note \(TAN\) - South Downs National Park Authority](#)
[Ecosystem Services Technical Advice Note \(TAN\) - South Downs National Park Authority](#)
[Petersfield-NDP-Amended-September-2024-Clean.pdf](#)

