

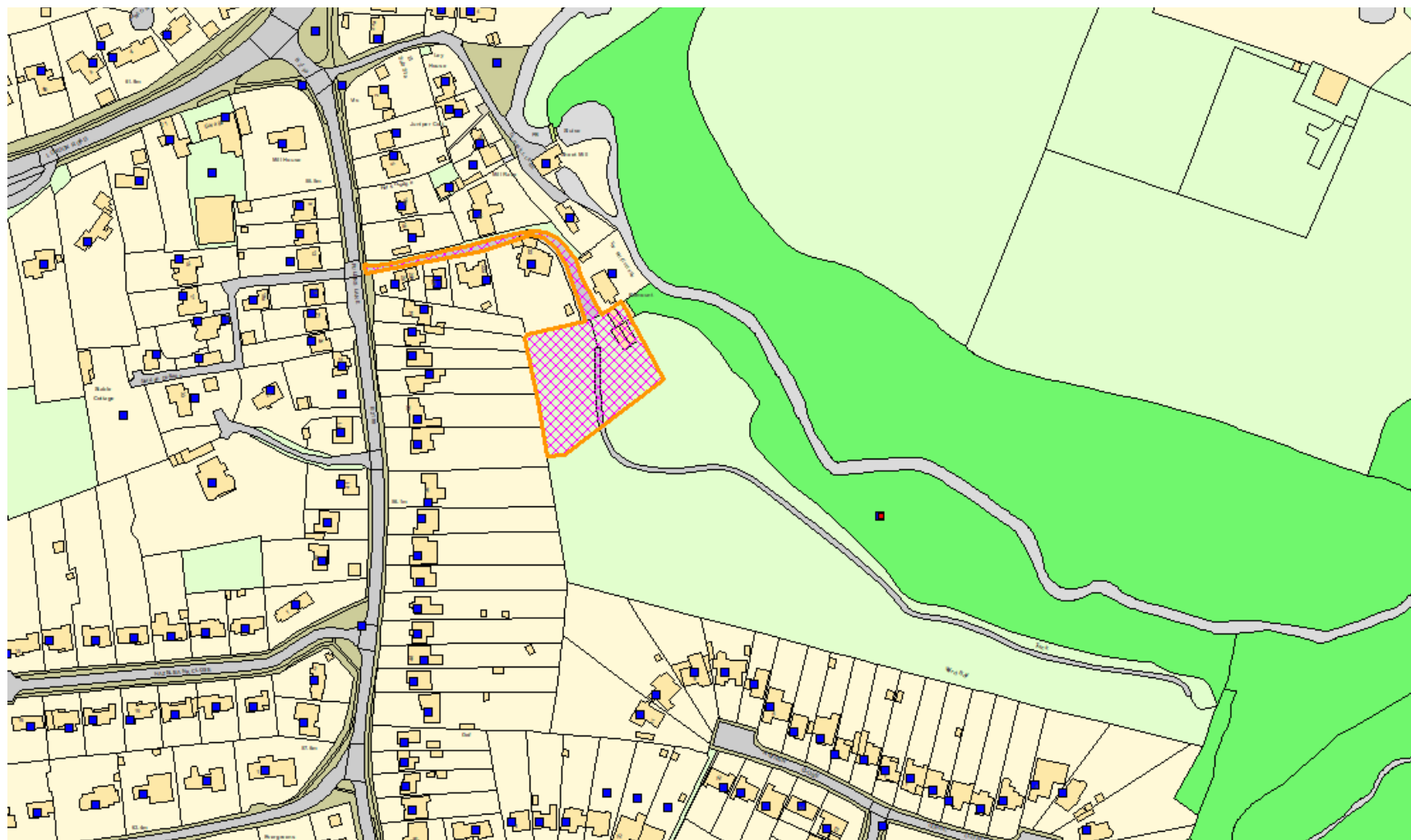
Agenda Item 9
Report PC25/26-04

Report to	Planning Committee
Date	10 July 2025
By	Director of Planning
Local Authority	Hampshire County Council
Application Number	SDNP/24/03715/FUL
Applicant	Mike and Tim Garner
Application	Erection of 2 dwelling
Address	Land South of 22 Pulens Lane Sheet, Petersfield, Hampshire

Recommendation:

- 1) That planning permission be granted subject to:**
 - i. The satisfactory completion of a S106 agreement to secure:**
 - £111,558 financial contribution equivalent to 1 unit to be used towards the provision of affordable housing in the South Downs National Park as set out in the report.**
 - 2) The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address technical matters.**
 - 3) 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/24/03657/FUL. Both applications are being considered at committee as part of the wider redevelopment of the site. This application, hereafter referred to as ‘Site 2’ proposes 2 self-build units, the other application, (ref SDNP/24/03657/FUL and hereafter referred to as Site 1) provides 17 dwellings. Together these applications cover the entire site allocation.
- Site 2 proposes two self-build units and, whilst both applicants intend to begin development as soon as possible after permission is achieved, the applications for sites 1 and 2 are submitted separately for practical reasons associated with alternative priorities and different delivery methods for each respective land parcel. However, because they are both part of the same site allocation they are before committee members together.
- Site 2 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 contemporary, and the two proposed units will sit comfortably adjacent to the already consented (and half built) contemporary property adjacent to the site and known as ‘Remount’.
- Ecosystems services measures are achieved. Foul water is dealt with via a new package treatment plan and surface water is dealt with via green roofs, rain gardens, swales and attenuation basin.
- As a stand-alone application this scheme would not trigger an affordable housing requirement, however, because it is part of a site allocation the applicants have offered a financial contribution in order to ensure that 50% of the housing across sites 1 and 2 is affordable housing. This is discussed further below.
- The scheme is acceptable regarding matters such as design, materials, highway safety, parking, impact on surrounding amenities, affordable housing, trees and dark night skies. In all of 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 part of the wider site allocation of SD85.

I. Site Description

- I.1 Site 2 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. The application proposes two residential dwellings on this site, ‘self build A and self build B. It is in close proximity to the River Rother to the east, the River bank being 34 metres away from the redline boundary of self build A with self build B having a garden that extends down to the river. The western edge of Site 2 is formed by the back gardens of properties along Pulens Lane, the southern edge of site 2 is the boundary with Site 1 and the northern boundary is the access road into the site, the garden of ‘Remount’ and the garden of 22 Pulens Lane.
- I.2 Site 2 is ‘rural edge’ in character and whilst feeling tranquil, the existence of Remount, and the built form of those properties along Pulens Lane dilutes this sense of tranquillity. Although the established trees and hedgerows create a strong sense of division between Site 2 and the back gardens of homes on Pulens Lane and lend it a secluded and sheltered feel.
- I.3 Site 2 has most recently been used as an equestrian riding school with remnants of the existing buildings and concrete foundations remaining. A number of large trees around the boundary, including a veteran Oak with a tree protection order on it, anchor the site in the landscape.
- I.4 Although Site 2 is not itself designated, it lies within an ecologically sensitive area and to the

east (the other side of the river) lies a site of Local Nature Conservation Designation SD9 (Local Wildlife Site): Sheet Mill Alders.

- 1.5 The Environment Agency mapping shows that the majority of Site 2 is located in flood zone 1. Whilst the most eastern boundary is in flood zone 3, the two proposed self builds are located entirely within flood zone 1 in accordance with Policy SD85.

2. Relevant Planning History

- 2.1 Immediately adjacent to Site 2, on the northern boundary and accessed via the same track is a property known as 'Remount'. This property has a varied planning history which culminated in the scheme which is being built out today. This scheme is of a contemporary nature and has influenced the architectural concept of the two self-build units proposed on this site. This scheme is outside of the red line plan but its planning history is recorded below to give information on context.

Remount, Pulens Lane:

- SDNP/22/03391/CND - Variation of condition 11 of SDNP/21/01833/FUL - to allow substitution of approved plans. Approved 08/09/2022.
- SDNP/21/01833/FUL- Two storey dwelling following demolition of existing dwelling. Approved 08/10/2021.
- SDNP/16/05916/LDP - Certificate of Lawful Development for existing commencement of works. Approved 16/02/2017.
- SDNP/13/04649/FUL - Alterations to and upgrade of access road. Approved 29/11/2013.
- SDNP/12/00606/FUL - Replacement two storey dwelling following demolition of single storey dwelling and outbuildings. Approved 26/07/2012.

3. Proposals

- 3.1 The application is submitted as part of the wider redevelopment of the whole site and, in conjunction with Site 1, will provide 19 units across the whole site allocation.
- 3.2 This application proposes 2 self build units, self build A and self build B. The proposed dwellings utilise the existing access track and vehicular parking is provided within integrated double garages. Visitor spaces (1 per property) are provided immediately outside the units on the private driveway. Additionally, the scheme provides for 1 secure visitor cycle space and 10 secure private residential cycle spaces.
- 3.3 The architectural language is typified by flat roofs, horizontal and vertical cladding lines, full height glazing and intersecting, orthogonal building volumes.
- 3.4 The proposed SuDs scheme consists of rain gardens, connected swales (similar to the adjoining Site 1 within the allocation site) and an attenuation basin with a permanent waterbody aiming to create a naturalistic overflow into the River Rother.
- 3.5 The application provides a turning head with appropriate geometry incorporated into the site layout to allow both refuse and fire tender vehicles to enter and leave Site 2 in a forward gear. This would allow for collection of refuse to be made along the entirety of the access road as well as a fire tender access to both new homes and the home under construction at Remount.

4. Consultations

- 4.1 **Dark Night Skies:** no objection.
- 4.2 **EHDC Drainage** – no objection
- 4.3 **HCC Ecology** – no objection
- 4.4 **Natural England** – no objection

- 4.5 **Southern Water** – no objection
- 4.6 **HCC highways** – no change to access, refer to standing advice
- 4.7 **Environment Agency** - no objection subject to conditions
- 4.8 **EHDC Trees** – any comments to be reported to committee
- 4.9 **SDNP Design** – concern raised regarding some aspects of the scheme, resolved as set out in the report below.
- 4.8 **SDNP landscape** – no objection subject to drainage matters being resolved and defer to design officer on all other matters.
- 4.9 **Environment Agency** – no objection subject to conditions

5. Representations

5.1 Petersfield Parish Council – Objects:

- Members object to this application as they feel that both this application and application SDNP/24/3657/FUL should have been treated as one site

Officer Response: This application is before members at the same time as application SDNP/24/3657/FUL, whilst the allocation site has been split into the two separate applications, when considered together, they are both considered to comply with the allocation policy.

5.2 Sheet PC – Comments as below;

- The Parish Council has no objection to the proposed 2 dwellings but does object to the separation of this site from the remainder of the site allocation as this seems to prevent an off road route between Sheet and Petersfield for residents and cyclists and directs more traffic to Pulens Lane.

Officer Response: Officers have worked with HCC and the applicant to secure a financial contribution towards highways improvement works on Pulens Lane in respect of the application for 17 units. The 17 unit scheme proposed on Site 1 allows for a new Byway across the site. There is no highways objection to either scheme.

- 5.3 **One** neutral comment has been received, this states no objections providing construction traffic down the existing access track is only for the construction of the two new houses, that there should be a distinct boundary line between the two sites, that there should be no liability (for the person commenting) towards making up the existing unmade access road and that there should be no additional parking of cars on Pulens Lane.

- 5.4 **Nine** letters of objection have been received, including an objection from Petersfield Climate Action Network (PECAN) and the Petersfield Society. It should be noted that four of these objections are from the same household and each objection raises a different issue. The objections as a whole are summarised below and are made upon the following grounds;

5.5 Highways & Access

- Applications SDNP/24/03657/FUL and SDNP/24/03715/FUL must be considered together, to improve safety and the environmental impact of the proposed development.
- Pulens Lane already suffers from queuing.
- The new access for the 17-unit scheme is dangerous and the application for 2 units prevents the existing access being used for the whole allocated site.
- If development proceeds as two separate sites both applications should make contributions towards proper footpaths and cycle ways, for improving the Pulens Lane footway and providing a footpath link to Rotherlands.
- Objection to the CEMP and the proposed location materials storage and parking which should be on this site and not on the larger site. Both applications should be considered

together.

Officer Response: There is no objection from the Highways Authority to this application or to the new access created as a result of the application in respect of Site I.

The site allocation and development brief both stress the requirement for a pedestrian and cycle link across the allocated site from Pulens Lane to link with the Rotherlands Nature reserve at the southeastern 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 public 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 southeastern end of Site I as required by point 26. . 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 this particular element of the proposals is slightly different from what the (now 7-years-old) development brief envisaged.

5.6 Flooding

- The ground is saturated during winter.
- Development will cause flooding.

Officer Response: There is no objection from EHDC drainage or the EA to the scheme proposed as part of this application.

Miscellaneous

- Applications SDNP/24/03657/FUL and SDNP/24/03715/FUL must be considered together, to improve safety and the environmental impact of the proposed development.
- Applicant should be held to sustainability credentials.
- More rooftop solar should be used.
- The proposals depart from the development brief.
- Pre apps should be published.
- Public access should be given to the river.
- The River Rotherlands Nature Reserve should be protected and enhanced.

Officer Response: This site is an allocated site within the settlement boundary of Sheet as determined by the SDNP Local Plan. Whilst the Authority has allocated the site it has no control over land ownership of such allocations. Development on this part of the site allocation is being brought forward at the same time as development on the remainder of the allocation (site I). Together, these applications are considered to meet the requirements of the site allocation. The sustainability credentials of the scheme will be secured via condition 7 and the amount of solar panels proposed is considered appropriate in this location. The proposals accord with the development brief as outlined in the report below. Access is not given to the River Rother across the whole development and this is to safeguard the ecosystem of the river.

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 I)

- 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 2 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 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 Site 2 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.." will be permitted.. 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.
- 7.6 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.
- 7.7 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 this application, rather than to serve the remainder of the site allocation.
- 7.8 The authority cannot force this separate landowner to make available this access as a pedestrian and cycle route and, given that the scheme for Site 1 has another access solution, which includes access for pedestrians and cyclists, that is considered acceptable by HCC Highways, it is not considered that a reason for refusal could be sustained on the grounds of not meeting this particular criteria.
- 7.9 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, the number of housing units across both sites is considered acceptable.
- 7.10 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.
- 7.11 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.
- 7.12 a) 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 Site 1 as discussed above.

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

Officer Response: It is not considered that this criterion can be enforced on this particular site and in relation to this particular scheme. The application proposes two private houses which will have their outlook towards the river but are set back from it by between 40 and 60 metres, depending upon the house. There is currently no public access to this part of the site and this will stay as is. The larger scheme on Site 1 provides publicly open space and, where appropriate, some access to the river. It is considered that this criterion is adequately met by the scheme in respect of Site 1 and that to require this criterion strictly in respect of Site 2 in addition would not be reasonable or proportionate.

- 7.14 c) Enhance biodiversity and provide for protected species.

Officer Response: An ecological report and BNG assessment have been submitted with the application however these cover the wider site allocation as a whole. In respect of Site 2, BNG is not required as the units proposed are self-build units, however the application does provide for rain gardens, small garden trees and medium tree planting, green roofs, hedgehog highway's and bird and bat boxes.

- 7.15 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 across both sites, including the two veteran oaks (T15 on site 2 and T18 on site 1).

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

Officer Response: Site 2 proposes a 2m fence, between the southern boundary of this site and the northern boundary of Site 1, this fence will be planted, on either side with suitable native species and these will be secured via condition 6. The western and northern boundary of Site 2 will be formed of the retained hedgerows and trees already here and enhanced with native species where necessary.

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

Officer Response: Criteria met.

- 7.18 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

- 7.19 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. This criterion is met.

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

Officer Response: As noted above, access is provided from Pulens Lane along the existing track.

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

Officer Response: Criteria met.

- 7.22 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.

- 7.23 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.

- 7.24 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

- 7.25 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.
- 7.26 The site allocation has directed that this site 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.
- 7.27 The landscape officer defers to the design officer given the secluded nature of Site 2 , however, has commented that the proposed SuDs solutions should be carefully designed to appear naturalistic and to conserve and enhance the river Rother. Condition 3 requires further details of this part of the proposals to ensure this is achieved.
- 7.28 The design officer originally made comments in relation to this scheme and raised concerns regarding the appearance of continuous built form, noting that the attempt to mitigate the large length of built form with a centrally placed large tree was unrealistic as the tree was just over 3m from the residential buildings. The officer also questioned the necessity of the basement and also questioned the proposed black stained timber as a cladding material.
- 7.29 Subsequently, the applicant has revised the proposal, the two buildings are now truly separate and the proposed centrally placed large tree has been given 'breathing space'. The applicant has agreed to remove the previously proposed basement and an amending condition (17) will secure a revised drawing to clarify this. The proposed timber cladding changed from painted black to natural timber. Details (and samples) of all materials are required via condition 4.
- 7.30 As noted within the design and access statement, while the front elevations are articulated to set up a dialogue between the two homes facing the shared spaces and the river, the rear gardens are explicitly private and so are more repetitive in articulation with a simplified timber clad volume with inset balconies sitting on top of the brick base connecting to the garden. The upper volumes incorporate overhangs for solar shading and privacy.
- 7.31 As also noted within the design and access statement the architectural language of the scheme is typified by flat roofs, horizontal and vertical cladding lines, full height glazing and intersecting, orthogonal building volumes. While not in strict adherence to the traditional vernacular evident in the immediate areas, there are a number of local examples of this style of contemporary design found in close proximity on Pulens Lane and London Road.
- 7.32 Whilst the two proposed units are distinctive and unique, due to their setting within a private cul-de-sac they will be relatively inconspicuous. The two houses will also only be read against one another rather than any other neighbouring buildings and so will present a consistent contemporary architectural language. The buildings themselves sit along the same building line as 22 Pulens Lane and do not overly dominate their building plot. The scheme retains the riparian, rural edge character of the site.

Ecology, Biodiversity Net Gain and Dark Night Skies

- 7.33 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.
- 7.34 HCC ecology has no objections to the scheme and, because the application is for self-build dwellings the proposal is exempted from the statutory 10% net gain in biodiversity. The

proposal does include ecosystems enhancements such as hedgehog highways, native planting, bird and bat boxes and a permanent water body with appropriate planting. A suitable landscaping scheme will be secured via condition 6. The only trees to be removed as a result of the development is a group of goat willows, G3 which have self seeded. The applicant seeks to retain and protect all other trees along the boundary of Site 2, including the veteran oak, T15.

- 7.35 The proposal has had regard for dark skies, particularly with the use of black out blinds for the single rooflights. Glazing is not excessive, and a suitable light transmission has been selected which will reduce the overall footprint. An external lighting scheme is secured by condition 12.

Affordable Housing:

- 7.36 SD28 requires affordable housing on all sites within a gross capacity to provide 11 or more homes. The requirement for on-site affordable housing provision is not activated until a site is providing 4 or more units. However, as already outlined, this site is part of a housing allocation and 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.
- 7.37 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 2 would not be required to provide any units. However, 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.
- 7.38 Jointly, the applicants have committed to meeting the affordable housing requirement across both sites. Given the total number of units is 19, 50% of this is 9.5 units and Site 1 has provided 8.5 units (please see committee report in respect of Site 1) then Site 2 is required to provide 1 unit. On site provision is not deemed appropriate in this instance, it is highly unlikely that any registered provider could be persuaded to take on this provision. Additionally, taking into account the nature of the self-build plots (being completely separated from the southern portion of the allocation, both architecturally and physically) it is not considered practical to provide an affordable unit within this scheme. The provision of a commuted sum, which, in accordance with the Affordable Housing SPD will amount to £111,558 is considered to be a realistic solution to a 50% provision across the site allocation as a whole.

Highways Access, Public Rights of Way, Parking and Cycling

- 7.39 As noted above, the application utilises the existing access road and HCC highways have noted that their standing advice would apply in this instance. The scheme meets this standing advice, which states that all vehicles should be able to enter and exit the site in a forward gear. EV charging points are provided to each self-build unit and parking is provided in 2 double garages with 1 (external) visitor space per unit. 11 cycle spaces are provided including 1 visitor space, the proposed vehicular parking and cycle parking comply with the SDNP supplementary planning guidance with regards to parking.

Sustainability

- 7.40 On site renewables in the form of PV's are proposed on all appropriate flat roof areas and accompanied by battery storage. Air source heat pumps are also proposed, and, in order to reduce any potential thermal gains requiring mechanical cooling, all large openings are located beneath shading elements incorporated into the form of the buildings. 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. Condition 7 is applied to ensure the sustainability credentials of the scheme.

Drainage and SuD's

- 7.41 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.
- 7.42 The applicant has provided a flood risk assessment in respect of the whole site. The lead local flood authority have been consulted in respect of the development of Site 1 but they are not required to be consulted in respect of Site 2. All proposed development is located within flood zone 1. There is no objection from the environmental agency, or the EHDC drainage officer, subject to the conditions and the applicant is advised that the correct permits will be required from the environmental agency in order for the proposed sewerage treatment plant.

Conclusions

- 7.43 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.
- 7.44 There are no impacts upon surrounding amenities as a direct result of these proposals which would justify a refusal of Planning Permission.
- 7.45 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.
- 7.46 The proposals substantially comply with the Local Plan and the NPPF, National Park Purposes and duty, and relevant legislation.
- 7.47 The application is, therefore, recommended for approval subject to a S106 agreement and conditions as set out below.

8 Reason for Recommendation

8.1 It is recommended:

- 1) That planning permission be granted subject to:
 - i. The satisfactory completion of a section 106 agreement to secure:
 - £111,558 financial contribution equivalent to 1 unit to be used towards the provision of affordable housing in the South Downs National Park as set out in the report.
- 2) The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address technical matters.
- 3) 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, and the driveway, down to the level of the River Rother, 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 and thereafter into the river. 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 and to protect the ecosystem and bank stability of the River Rother.

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. How the veteran oak (T15) will be protected from future interventions by owners of these properties, these details could include native understory planting as part of overall garden design
 - iii. Construction of parking spaces;
 - iv. Location of services and utilities in relation to planted areas;
 - v. Location, height and materials/construction technique for all boundary treatments including gates, walls, fences and hedges;
 - vi. Treatment of surfaces, paths and access ways;
 - vii. Design of ancillary structures including cycle and refuse storage, EV charge points;
 - viii. A timetable for implementation of the soft and hard landscaping works;
 - ix. 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 accordance with all the requirements set out in Condition No.8 (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 on site until details of a scheme for foul and surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to prevent surface water from discharging onto the highway and should be based on site investigation and percolation tests. The development shall be carried out in accordance with the approved details before any part of the development is first occupied and shall be retained thereafter.

Note: The applicant is requested to contact EHDC Drainage Department as soon as possible to discuss the details required for the discharge of the above condition

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. The development shall be carried out in accordance with the submitted flood risk assessment (ref MT/6066/FRA.2, PNH Properties, dated 8 November 2024) and the following mitigation measures it details:

- The developments shall not include any form of sleeping accommodation at basement level.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

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.

Permitted Development Rights

13. 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

14. 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.

15. 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.

16. Any excavation work within the existing crown spread of the veteran Oak (T15) 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

Amending condition

17. Notwithstanding the detail shown on drawing number P22084-RFT-02-XX-DR-A-0200 P04 permission is not granted for the basement level shown in respect of self-build unit I. Revised drawings to show the removal of this element of the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development above slab level.

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

Informative

- I. 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.

Tim Slaney

Director of Planning

South Downs National Park Authority

Contact Officer: Sarah Round
Tel: 01730 819318
Email: Sarah.Round@southdowns.gov.uk
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](#)

[SDNPA-Development-Brief-Land-at-Pulens-Lane-Sheet.pdf](#)