

Report to	Planning Committee
Date	12 September 2019
By	Director of Planning
Local Authority	Chichester District Council
Application Number	SDNP/18/04918/FUL
Applicant	Sunley Estates Ltd
Application	The erection of 18 dwellings (including nine affordable units) accessed via Lavant Road (A286), the provision of open space, pedestrian link and community parking
Address	Land at Pook Lane, Lavant, West Sussex

Recommendation:

- 1. That planning permission be granted subject to the conditions set out at section 10 of this report and a legal agreement , the final form of which is delegated to the Director of Planning, to secure:**
 - Nine affordable dwellings;**
 - The provision of a replacement football pitch that is available for use by the community;**
 - The provision of a temporary football pitch until the replacement football pitch is available;**
 - The delivery of the community car park;**
 - The delivery of highway improvements to Pook Lane to improve the access to the community car park;**
 - The delivery and management of the public open space;**
 - £5,000 contribution towards upgrading the Centurion Way; and**
 - £10,509 contribution to the Solent Bird Mitigation Strategy.**
 - 2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the legal agreement is not completed or sufficient progress made within 3 months of the Planning Committee meeting of 12 September 2019.**
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Executive Summary

Committee considered this application at the May 2019 meeting where it was resolved to defer the application “to review the design and layout, approach to energy reduction, treatment of the SAM and landscape management”.

The applicants have subsequently provided additional information to seek to address the primary aspect of concern, which was the design and layout (with particular focus on the north-western element of the residential part of the proposal). Further discussions have also taken place between a number of parties regarding the management of the Devil's Ditch Scheduled Ancient Monument (SAM). In addition, wording of conditions have been strengthened in relation to energy reduction and landscape management. This report updates on these matters and is an addendum to the report previously considered by Members (see **Appendix 2**). Both reports should be read together in terms of a comprehensive assessment of the proposals. It is considered that the scheme is now acceptable and approval is recommended.

The application is placed before members given earlier consideration and deferral of the application.

1. Site Description

1.1 This is detailed in **Appendix 2**.

2. Relevant Planning History

2.1 This is detailed in **Appendix 2**.

3. Proposal

3.1 The previous description of the development (**Appendix 2**) is still relevant with the exception of the following:

1. The proposal now includes a design and layout that reflects an earlier version of the scheme that had received local support.
2. Further discussions have taken place between the District Archaeologist, representatives of the developer, the Parish Council, and Historic England with regard to the management of the SAM. This would be contained within a Management and Maintenance Plan for the SAM, along with a scheme for removal of vegetation, which would be required to be submitted as a condition.

3.2 A corrected tenure list has recently been submitted and this now reflects the mix listed in the original report which members considered to be acceptable. (**Appendix 2**).

4. Consultations

4.1 The initial consultee responses on the application are summarised in **Appendix 2**. The following additional comments were received to the further consultation:

4.2 **Archaeologist:** An appropriate plan for the management of the Chichester Entrenchment Scheduled Monument is an essential requisite of this development. It should secure sustainable preservation of the significance of the monument, especially from damage caused by the roots of trees and shrubs and burrowing animals, and enable suitable public access without this too causing unacceptable damage.

4.3 **County Highways Authority:** The applicant has confirmed that the internal access road is not to be put up for adoption so no detailed comments will be made on this. However, in the event the applicant proposes the internal access road to be put forward for adoption in the future evidence of suitable construction design will be required. No objection to the changes in parking. Conditions requested.

4.4 **Design Officer:** The reluctance to accept clear, objective design criteria, setting out defining (positive) characteristics of Lavant and its built environment; by way of the siting and orientation of buildings onto Lavant Road is still an issue. Having said that, it is conceded that good design, the art of placemaking, is also focussed on securing the positive outcomes for the people that will use and interact with the new development. The revised scheme has greater community consent and it has retained design merit because it uses architectural design, details and materials that are appropriate and sympathetic to Lavant. I advise that materials and their specification will be critical to the final success of the proposal. Conditions should be put in place to ensure that this is achieved.

4.5 **Drainage Engineer:** No objection subject to conditions.

4.6 **Ecologist:** No further comment.

- 4.7 **Environment Agency:** No further comment.
- 4.8 **Lavant Parish Council:** No formal comments submitted, but the Parish Council have taken part in discussions with the applicant and the SDNPA and the Chair has verbally confirmed support for the scheme.
- 4.9 **Chichester Housing Delivery Team:** Unable to support application as affordable mix is significantly different to required 75% affordable rent and 25% shared ownership requirement (proposed is 45% affordable rent and 55% shared ownership. Identified local need is for affordable rented accommodation.
- 4.10 **Historic England:** No further comment.
- 4.11 **Natural England:** Refer to previous comments.
- 4.12 **PRoW Officer:** Designation of pedestrian route within the site and to the Memorial Hall has not been explained fully by the applicant. A financial contribution should be sought to improve nearby public rights of way. [It has subsequently been confirmed that the route would not become an adopted Right of Way, but right of access would be achieved as part of the Public Open Space agreement within the s106 agreement]
- 4.13 **Senior Planning Policy Officer:** Concerns with regard to affordable housing mix. Robust evidence should be provided to justify mix proposed.
- Concerns that market mix does not align with the requirements of policy SD27, in particular there is a substantial over provision of larger (4+ bedroom) dwellings which is well above the maximum 10% set out in SD27.
- 4.14 **Southern Water:** Refer to previous comments.
- 4.15 **Sport England:** No further comment.
- 4.16 **Tree Officer:** No objection, subject to conditions, the agreement of a management regime and landscaping strategy, and that all vegetation/trees protected in accordance with BS 5837 (2012) guidance.
- 5. Representations**
- 5.1 The responses received to the application prior to the May meeting are set out in **Appendix 2** (pages 42-43). Two further public representations have been received in response to the revised plans.
- 5.2 **I letter of objection**
- Concern regarding safety of the new road access onto the A286.
- 5.3 **I letter (neutral)**
- A letter received from a neighbouring property stated no objection to the revised plans (having objected to the application brought to the Committee in May).
- 6. Planning Policy Context**
- 6.1 The Planning Policy Context is stated in **Appendix 2** (pages 41-42). Since the application was last brought to Committee in May 2019, the SDNPA Local Plan 2014-2033 has been adopted and the Chichester District Local Plan 1999 therefore no longer forms part of the statutory development plan. For this reason a full list of the relevant planning policies is provided below.
- 7. Planning Policy**
- 7.1 The following policies of the South Downs Local Plan 2014-2033 are relevant:
- SD1: Sustainable Development
 - SD2: Ecosystems Services
 - SD4: Landscape Character
 - SD5: Design

- SD6: Safeguarding Views
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD12: Historic Environment
- SD15: Conservation Areas
- SD16: Archaeology
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD20: Walking, Cycling and Equestrian routes
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking provision
- SD25: Development Strategy
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD28: Affordable Homes
- SD43: New and Existing Community Facilities
- SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries
- SD48: Climate Change and Sustainable Use of Resources
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy
- SD55: Contaminated Land

7.2 The following policies of the Lavant Neighbourhood Development Plan 2016-2031 are relevant:

- LNDP1: Spatial Strategy and settlement Boundaries
- LNDP2: South Downs National Park
- LNDP4: Delivering New Homes
- LNDP5: High Quality Design
- LNDP6: Development Principles
- LNDP7: New Dwelling Size and Affordable Housing
- LNDP8: Dark Night Skies
- LNDP14: Landscape Character and Key Views
- LNDP15: Floodplain and Reducing Flood Risk
- LNDP16: Microgeneration and Renewable Energy
- LNDP17: Conserving and Enhancing Local Heritage Assets
- LNDP18: New Public Rights of Way
- LNDP19: Residential Off-Road Parking
- LNDP20: Land adjacent Pook Lane

8. Planning Assessment

- 8.1 This report focusses on the reasons for deferral raised at the May 2019 Planning Committee and should be considered compositely with the previous report and update sheet as attached at Appendix 2. The focus of this report is the matters of concern previously raised by the Planning Committee and the reasons for deferral. These are addressed below in the order set out in the Minutes of the May 2019 meeting.

Design and layout

- 8.2 The primary reason for deferral was the design and layout. Many of the objections received and reported to the May Committee indicated a preference for a previously tabled scheme, whereas officers had negotiated a scheme that was before May Committee that created an active frontage onto the A286, but which was not locally supported and resulted in awkward private/public space conflict requiring high boundary walls, fences, and an undesirable alleyway.
- 8.3 The revised submission essentially reverts to the originally proposed layout, with some minor changes such as the repositioning of Plots 13 and 14. The dwellings are again located on the western part of the site as set out in Policy LNDP20. The proposed dwellings at the eastern end of the residential part of the site remain as before, including a 'standalone' building being retained at the eastern end of the site, to give the impression of the proposal being a development within the curtilage of an older property.
- 8.4 In the western half of the residential development, the layout has been reconfigured. Dwellings in the north-western corner no longer front onto Lavant Road, which had previously been a key concern. This reorientation largely reduces the need for high walls and fences, and entirely removes the need for an alleyway between dwellings, all of which were concerns for the Planning Committee in May. Both dwellings facing onto the Devils Ditch SAM are now proposed to be bungalows, and driveway/turning arrangements have been altered, which give greater respect to the setting of the SAM. In addition to creating a layout more akin to development elsewhere in this part of Mid-Lavant, a further benefit has been provided through the loss of a parking courtyard that is now replaced by a smaller gated parking area for a single plot (there is no overall reduction in parking).
- 8.5 In the south-western corner the affordable housing has now been grouped together, whereas it had previously been interspersed with market housing along the western side. This grouping does raise a new consideration in terms of Local Plan Policy SD28, criterion 3, which states that affordable housing units should, *inter alia*, be integrated throughout the development and be indistinguishable in design and materials from the market housing on the site. Minor revisions to affordable units 13 and 14 were submitted in August to add detail and interest, which assists with integration of these prominent corner plots with the rest of the development. Given the relatively small size of this site, and the support for this layout in preference to the scheme taken to Planning Committee in May (including addressing previous concerns about the living environment for residents of the affordable units caused by high boundaries and alleyways), it is considered that the affordable housing units are suitably located within the development.
- 8.6 The scheme is of an overall high quality and is considered to address the concerns raised when the proposal was previously brought to the Planning Committee.

Energy reduction

- 8.7 Discussions at the May Committee meeting encouraged the maximisation of energy reduction and use of renewable energy. Proposed Condition 23 requires submission and approval of a schedule of measures to minimise energy consumption and maximise renewable energy generation and officers consider this to be sufficient to address the concerns previously raised, and includes flexibility in how it is delivered, which also allows for accommodation of changes in technology and energy performance requirements between the date of consent (if granted) and the permission's expiry.

Treatment of the SAM

- 8.8 The District Archaeologist met with representatives of the developer, the Parish Council

and Historic England to discuss a Management Plan to secure the preservation of the significance of the monument (which is currently on the Heritage at Risk Register), especially from damage caused by the roots of trees and shrubs and burrowing animals, and enable suitable public access without this too causing unacceptable damage. As set out in the original report (**Appendix 2**, para 8.11), the intention is not to create a 'manicured' feature. Proposed Condition 14 would require agreement of a scheme of vegetation removal and submission of a formal Management and Maintenance Plan, along with mitigation measures during construction.

Landscape management

- 8.9 Discussions at the May Committee meeting included concerns regarding landscape management on the whole site. Proposed Condition 7 requires the provision of a landscaping scheme. Ongoing maintenance of this (via a landscape management plan) would be ensured as part of a Section 106 agreement, and already forms part of a draft Heads of Terms that is in the process of being drawn up with the applicant.

Mix of sizes and tenures

- 8.10 The mix of sizes (both market and affordable) and the tenures of the affordable housing were the subject of discussion at the May Committee, but were not considered to form part of the reasons for deferral. Following the submission of the revised plans, it has subsequently been confirmed that the mix of sizes and the tenures of the affordable housing remain as presented to the Planning Committee. Whilst the concerns of the Housing Delivery Team and Policy Team are noted, the size of market homes is considered in this scheme to respond to the landscape setting and would be of an exemplary, high quality design that reflects the character and form of development in this area. Whilst there are concerns about the tenure and sizes of affordable housing, the applicants have worked hard to provide a 50% mix of market and affordable, and this was previously accepted by the Committee. The scheme as presented is therefore considered to be, on balance, acceptable in this respect.

9. Conclusion

- 9.1 It is considered that the proposal as now presented is for a high quality scheme that overcomes the previous concerns regarding design and layout. Further discussions have taken place regarding the appropriate management of the Devil's Ditch, which would secure the sustainable management of this SAM at risk, including sensitive removal of undergrowth. Remaining concerns relating to landscape management and energy reduction are considered to now be appropriately covered by condition.
- 9.2 The proposal is therefore considered to be in accordance with the development plan and there are no other material considerations to indicate otherwise and approval is recommended.

10. Reason for Recommendation and Conditions

- 10.1 It is recommended to grant planning permission subject to a legal agreement to secure:
- Nine affordable dwellings;
 - The provision of a replacement football pitch that is available for use by the community;
 - The provision of a temporary football pitch until the replacement football pitch is available;
 - The delivery of the community car park;
 - The delivery of highway improvements to Pook Lane to improve the access to the community car park;
 - The delivery and management of the public open space;
 - £5,000 contribution towards upgrading the Centurion Way; and
 - £10,509 contribution to the Solent Bird Mitigation Strategy.

And the following conditions:

1. The development, hereby permitted, shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended). To comply with 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" unless otherwise agreed, in writing, by the Local Planning Authority.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development above slab level shall commence on any of the buildings, hereby permitted, until detail of the external materials (to include, but not limited to, wall, roofs, windows, doors, rainwater goods and fascia's) to be used (and samples where necessary) and external finishes (including brick bond) for the respective buildings have been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.
Reason: To safeguard the landscape character of the site in accordance with Policies SD4 and SD5 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6 and 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.
4. Prior to the erection of any flint walls hereby permitted, a sample panel of flintwork (including density, treatment and laying of flint, and mortar treatment) shall be constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel, and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.
Reason: To safeguard the landscape character of the site in accordance with Policies SD4 and SD5 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6 and 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.
5. No development above slab level shall commence on any of the boundary treatments, hereby permitted, until samples of the external materials for that respective boundary treatment has been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.
Reason: To safeguard the landscape character of the site in accordance with policies SD4 and SD5 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6 and 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.
6. No development above slab level shall commence on any of the hardstanding (including footpaths), hereby permitted, until samples of the external materials for that respective hardstanding has been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.
Reason: To safeguard the landscape character of the site in accordance with Policies SD4 and SD5 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6 and 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.
7. No development above slab level shall commence until a landscaping scheme has been submitted to and approved, in writing, by the Local Planning Authority. The landscaping scheme shall include:
 - Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;

- Details of how the existing boundary vegetation facing Pook Lane and the part of Lavant Road to the south of the proposed access would be improved;
- A timetable for the implementation of all landscaping details; and
- A schedule of landscape maintenance for a minimum period of 5 years.

The landscaping scheme shall be implemented and thereafter adhered to as agreed.

Reason: To safeguard the landscape character of the site in accordance with Policy SD4 of the SDNPA Local Plan 2014-2033, Policies LNDP 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

8. No new external lighting (including adjacent to the internal roads) shall be installed until its details (to include lux rating, hours of operation, angle of lighting and colour temperature) have been submitted to and approved, in writing, by the Local Planning Authority. The details approved shall be implemented and maintained as approved.

Reason: To safeguard the landscape character and dark night skies of the site and National Park and enhance biodiversity in accordance with Policies SD4, SD8 and SD9 of the SDNPA Local Plan 2014-2033, Policies LNDP 8 and 13 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

9. All windows on the eastern and northern elevations of the dwellings on plot no's. 1, 2, 5, 6, 7, 8, and 9 (as shown on approved plan no. CB_75_020_001 rev V) shall utilise low transmittance glass.

Reason: To safeguard the landscape character and dark night skies of the site and National Park in accordance with Policies SD4 and SD8 of the SDNPA Local Plan 2014-2033, Policy LNDP 8 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

10. No development above slab level shall commence on the internal road layout until sections (to show the road and kerb treatment), have been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site in accordance with Policies SD4 and SD5 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6 and 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

11. All new electricity and telephone lines shall be laid underground unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To safeguard the landscape character of the site in accordance with Policy SD4 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6 and 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

12. No development above slab level shall commence until a section of the pond (as identified on approved plan no. CB_75_020_001 rev V) and details of any enclosure (if necessary) have been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site in accordance with Policies SD4, SD5 and SD50 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6, 14 and 15b of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

13. No development shall commence until details (including kerb treatment, pavement surface treatment, any lighting and any signage) of the vehicular access from Pook Lane have been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To safeguard the landscape character of the site in accordance with Policies SD4 and SD5 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6 and 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

14. No development shall commence within 20m of the Devils Ditch Scheduled Ancient Monument (as identified on approved plan no. CB_75_020_001 rev V) and no dwellings, hereby permitted, shall be occupied until:
- A scheme for the removal of vegetation (to only include the removal of trees when they reach the end of their life) along the Scheduled Ancient Monument has been submitted to and approved, in writing, by the Local planning Authority;
 - Details of how any development, hereby permitted (including footpaths and other hard surfacing), within 20m of the Scheduled Ancient Monument will mitigate the impact of its construction (to include a 'no dig' approach) has been submitted to and approved, in writing, by the Local Planning Authority.
 - A management and maintenance scheme for the future care of the Scheduled Ancient Monument has been submitted to and approved, in writing, by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details and thereafter maintained as approved.

Reason: To protect the special historic interest of the Scheduled Ancient Monument in accordance with Policy SD12 of the SDNPA Local Plan 2014-2033, Policy LNDP 17 of the Lavant Neighbourhood Development Plan, the NPPF and the first purpose of the National Park.

15. No dwellings, hereby permitted, shall be occupied until details of an Interpretation Panel to provide education about the Devils Ditch have been submitted to and agreed, in writing, by the Local Planning Authority. The interpretation panel shall be installed and maintained as agreed.

Reason: To provide education about the Scheduled Ancient Monument in accordance with policy SD12 of the SDNPA Local Plan 2014-2033, Policies LNDP 17 of the Lavant Neighbourhood Development Plan, the NPPF and the first and second purposes of the National Park.

16. No development shall commence until a Written Scheme of Archaeological Investigation and the timing of the post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy SD16 of the SDNPA Local Plan 2014-2033, Policy LNDP 17 of the Lavant Neighbourhood Development Plan, the NPPF and the first and second purposes of the National Park.

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a scheme for the mitigation of the contamination has been submitted to and approved, in writing, by the Local Planning Authority. The mitigation shall be undertaken in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy SD55 of the SDNPA Local Plan 2014-2033 and the NPPF.

18. No development shall commence to the proposed additional car parking adjacent to the Memorial Hall (as identified on approved plan no. CB_75_020_001 rev V) until a (west-east) section of the car park has been submitted to and approved, in writing, by the

Local Planning Authority. The car park shall utilise a permeable material. The car park shall be undertaken in accordance with the approved details and maintained thereafter.

Reason: To safeguard the landscape character of the site and secure sustainable drainage in accordance with Policies SD4, SD5 and SD50 of the SDNPA Local Plan 2014-2033, Policies LNDP 5, 6 and 14 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

19. No development shall commence until details of a flood mitigation strategy have been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be undertaken and maintained in accordance with the approved details.

Reason: To ensure that flood risk is minimised and water is disposed of in a sustainable method in accordance with Policy SD49 of the SDNPA Local Plan 2014-2033, Policy LNDP 15 of the Lavant Neighbourhood Development Plan and the NPPF.

20. No development above slab level shall commence until a site-wide detailed ecological mitigation and enhancement strategy is submitted to and agreed, in writing, by the Local Planning Authority. This shall include, but not be limited to, the mitigation and enhancement recommendations set out in the submitted Ecological Impact Assessment (ref DWE 0564 dated 3 September 2018) and Ecology Planning Response (ref 18.2066 dated 24th October 2018). Development shall subsequently proceed in accordance with any such approved details.

Reason: To safeguard protected species on the site and provide ecological enhancements in accordance with Policy SD9 of the SDNPA Local Plan 2014-2033, Policy LNDP 13 of the Lavant Neighbourhood Development Plan, the NPPF, and the Wildlife and Countryside Act 1981 (as amended).

21. None of the dwellings, hereby permitted, shall be occupied until their respective vehicular and cycle parking spaces are available for use. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To safeguard against interrupting the free flow of traffic and to safeguard the landscape character of the site in accordance with Policies SD4, SD5 and SD22 of the SDNPA Local Plan 2014-2033, Policy LNDP 19 of the Lavant Neighbourhood Development Plan, the NPPF and the first statutory purpose of the National Park.

22. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved, in writing, by the Local Planning Authority. The CEMP shall include:

- Provision of parking for contractor's vehicles to prevent any on-street parking during construction;
- The location of any construction compound and method of storage of plant and materials used in construction of the development;
- Wheel washing facilities washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)
- Any temporary site security fencing including decorative displays
- Details of any temporary lighting
- The anticipated number, frequency and types of vehicles used during construction
- The method of access and routing of vehicles during construction,
- The loading and unloading of plant, materials and waste, and;
- Details of public engagement both prior to and during construction works.

The CEMP shall be implemented as approved.

Reason: To safeguard the landscape character of the site, the condition of the local highway network and the Scheduled Ancient Monument in accordance with Policies

SD4, SD5, SD12 and SD19 of the SDNPA Local Plan 2014-2033, the NPPF and the first statutory purpose of the National Park.

23. No development above slab level shall commence until a schedule of measures to minimise energy consumption and maximise renewable energy generation have been submitted to and approved, in writing, by the Local Planning Authority. The details shall be implemented and maintained as approved.

Reason: To ensure the development contributes to the management of the effects of climate change in accordance with Policy SD51 of the SDNPA Local Plan 2014-2033, Policy LNDP 16 of the Lavant Neighbourhood Development Plan, the NPPF and the updated Climate change Act 2008.

24. No part of the development shall be occupied until provision has been made to secure the implementation of a Travel Plan which has been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure there is reduced reliance on the private car in the interests of sustainable development in accordance with Policy SD19 of the SDNPA Local Plan 2014-2033 and the NPPF.

25. Prior to commencement an arboricultural method statement and tree protection plan shall be submitted to and approved, in writing, by the Local Planning Authority. The measures of protection should be in accordance with BS5837:2012 and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the Root Protection zones.

Reason: In the interests of the amenity and the landscape character of the area in accordance with Policy SD11 of the SDNPA Local Plan 2014-2033

26. No development approved by this permission shall be commenced until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: To ensure satisfactory surface water drainage in accordance with Policies SD49 and SD50 of the SDNPA Local Plan 2014-2033 and Policy LNDP 15 of the Lavant Neighbourhood Development Plan

27. The development hereby permitted shall not be brought into use until a detailed maintenance and management plan for the surface water SuDS system has been submitted to and approved, in writing, by the Local Planning Authority. The management plan is to include specific measures for the upkeep (including keeping it free of debris as necessary), financial management and any replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the SuDS System, the owner or management company shall strictly adhere to and implement the recommendations contained within the plan.

Reason: To ensure the efficient maintenance and ongoing operation of the SuDS system and to ensure the best practice in line with the most up-to-date guidance in accordance with Policies SD49 and SD50 of the SDNPA Local Plan 2014-2033 and Policy LNDP 15 of the Lavant Neighbourhood Development Plan.

28. No part of the development shall be first occupied until the access shown on Plan TSP/SUN/P2730/002 has been constructed and visibility splays of 2.4 x 70 metres to the north and 2.4 by 63 metres to the south have been provided at the proposed site vehicular access onto Lavant Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all

obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with Policy SD19 of the SDNPA Local Plan 2014-2033

29. No part of the development shall be first occupied until such time as the existing vehicular access onto Lavant Road/Pook Lane mini roundabout junction has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety in accordance with Policy SD19 of the SDNPA Local Plan 2014-2033.

30. No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed pedestrian access onto Lavant Road/Pook Lane mini roundabout junction in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with Policy SD19 of the SDNPA Local Plan 2014-2033.

11. Crime and Disorder Implications

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

12. Human Rights Implications

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

13. Equality Act 2010

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

14. Proactive Working

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of pre-application advice from a SDNPA Development Management Officer and meetings to discuss the proposals.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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Appendices
1. Site Location Map
2. Committee Report PC26/19 and Update sheet from meeting on 9 May 2019.
SDNPA Legal Services, Development Manager.
Consultees

Background Documents

All planning application plans, supporting documents, consultation and third party responses

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PFCXSFTUG1L00>

National Planning Policy Framework (2012)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60772/116950.pdf

South Downs National Park Partnership Management Plan 2013

<https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>

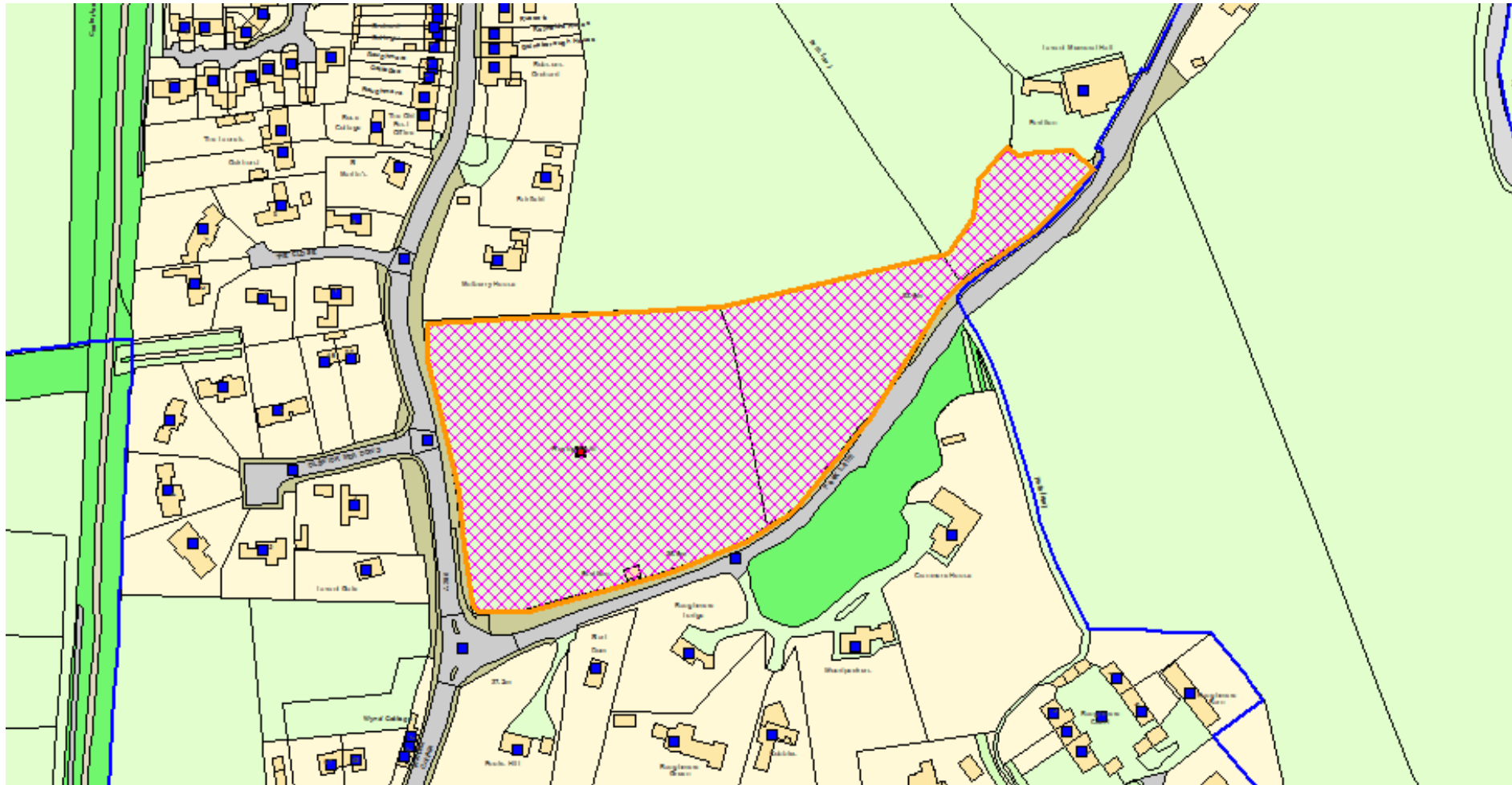
South Downs National Park Local Plan 2014-2033

<https://www.southdowns.gov.uk/planning/national-park-local-plan/>

Lavant Neighbourhood Plan 2016-2031

<https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/lavant-neighbourhood-plan/>

Agenda Item 10 Report PC19/20-13 Appendix I
Site Location Map



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