

**Agenda Item 7**  
**Report PC 19/20-23**

Report to	<b>Planning Committee</b>
Date	<b>14 November 2019</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Number	<b>SDNP/18/05385/FUL</b>
Applicant	<b>Trustees of Henry Warren Village Club</b>
Application	<b>Demolition of existing village hall and construction of 2no. 4 bedroom detached houses including associated infrastructure, car parking and landscaping on land at The Henry Warren Club, Nyewood Road, Nyewood, West Sussex, GU31 5JE. Construction of new village hall including associated infrastructure, car parking and landscaping on land North East of Prestwood, Nyewood Road, Nyewood, West Sussex, GU31 5HX.</b>
Address	<b>The Henry Warren Club, Nyewood Road, Nyewood, West Sussex, GU31 5JE, and land North East of Prestwood, Nyewood Road, Nyewood, West Sussex, GU31 5HX.</b>

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**Recommendation:**

- 1) That planning permission be granted subject to:
  - The completion of a Section 106 legal agreement to secure the delivery of the village hall.
  - The conditions set out in paragraph 10.1 of this report.
- 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the S106 Agreement is not completed or sufficient progress has not been made within 3 months of the 14 November 2019 Planning Committee meeting.

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**Executive Summary**

The Henry Warren Club is a modest village hall that served the community of Nyewood until its closure in 2013. The application proposes a replacement upgraded community hall on the north edge of the village. In order to fund the new community facility, two new dwellings would be erected on the existing hall site.

The application demonstrates that there is need for the new hall, meeting the requirements of the South Downs Local Plan for new community facilities as it would be accessible, inclusive and proportionate to the community that it will serve. The erection of dwellings outside the settlement boundary is considered to be an exceptional acceptable reuse of previously developed land for the purpose of delivering a new community facility.

Local concern was raised with the need for a larger facility and the introduction of new residential development, as well as impact on residents' amenity and dark night skies. These considerations have been addressed in the report.

The proposal has been significantly redesigned following the concerns raised by officers. The revised scheme is the result of discussions with the applicant and their consultants, which has involved the Authority Landscape and Design Officers. Proposals have been reconsidered following an analysis of the landscape and its constraints and opportunities, leading to well-designed buildings that integrate with and positively respond to the landscape character.

Overall, it is considered that the revised proposals have improved substantially upon the original scheme and would add value to the social well-being of the community while conserving and enhancing the special qualities of the National Park. Approval is therefore recommended.

The application is placed before the Committee due to the significance of local interest and unique policy implications.

## **I. Site Description**

- I.1 Nyewood is a small village of approximately 105 households outside of any defined Settlement Policy Boundary. It lies within a landscape of densely dispersed settlements. In terms of settlements Nyewood is of a linear character and relatively recent with a strong connection with the brickworks industry and then the railway in the latter half of the 1800s. Predominantly, a settlement for workers comprising small cottages, semis and terraces. The majority of these buildings were built in the early 1900s and whilst perhaps not of significant architectural merit, the character they produce together is important in landscape terms. There are no conservation area nor listed buildings within the application sites and their setting.
- I.2 The application comprises two sites that are less than 500 metres distant from each other. The first site is the existing Henry Warren Village Club, centrally located in the village. The second site is the land north of Prestwood, a field located on the northern edge of Nyewood.
- I.3 The Henry Warren Village Club was built in 1910 and it has been managed by the Henry Warren Trust (from now on 'the Trust') since the 1930s, serving as the Nyewood Village Hall and the hub for the local community, especially since the closure of the local shop and pubs. In 2013, the building was closed due to the concerns raised with its structural stability and it has been unoccupied since then. The site is currently looks unmanaged and overgrown, it remains closed to the public and it is advertised through various warning signs.
- I.4 The hall is a single storey, detached community facility constructed from red brick and rendered panels with some timber frame detailing under a plain clay tile roof. The building has been extended in the past, in the form of a pre-fabricated, rough rendered flat roof addition to the rear. The building is in very close distance to the immediate neighbouring house to the south (4 New Cottages) and 15 metres away from The Chequers, its nearest neighbour to the north. The hall also sits 20 metres from Robins, which is the nearest property to the rear.
- I.5 The boundary of the site is formed by a mix of hedges on the southern side, timber board fencing to the rear western side and a low brick wall of a distinctive coursing along the front boundary. Low brick walls and modest boundary treatments on the front of buildings are predominant in this area of the village.
- I.6 The site is accessed both by vehicles and pedestrians from Nyewood Road, being the vehicular access, a narrow asphalt track that runs along the side of the building leading to a car park at the rear end of the site. The current site is relatively well located in the centre of the village, being within 6 minutes in walking distance from most households in Nyewood.
- I.7 There is a public right of way (PROW) that crosses the village east-north through approximately 80 metres to the north of the existing hall. This PROW forms part of the Serpent Trail, a National Park important walking route which connects Haslemere with Petersfield. The Serpent Trail continues towards the north along Nyewood Road passing the field where the new village hall is proposed, then turning east on Dumpford Lane. The new site is also closely located to the dismantled railway that connected Midhurst with Petersfield.

- 1.8 The site north of Prestwood, where the new hall is proposed, is a relatively flat field used for horse grazing. Opposite the site there is a small industrial estate, which together with Prestwood, are the current settlement edge. The new site is highly prominent to views, particularly when entering the village from the north. Long distance views of the woods and north western downs can be achieved from the site, with some interruptions due to large electricity transmission towers in close distance.
- 1.9 Most of the land immediately to the west of the village is designated Ancient Woodland where there are some relatively large ponds. Environment Agency mapping shows that both sites are within Flood Zone 1, meaning that they are not affected by sources of flooding.
- 1.10 When the application was submitted, the existing village hall was in the Harting Parish, while the proposed new hall site north of the village would fall within the Rogate Parish. Following a Parish boundary review by Chichester District Council that came into force on 1<sup>st</sup> April 2019, both sites fall now within Harting Parish.

## **2. Relevant Planning History**

- 2.1 The most recent planning history relating to both sites is as follows:
- SDNP/14/00731/PRE Demolition of existing clubhouse and erection of a replacement clubhouse. Pre-application advice given July 2014
  - SDNP/14/02603/FUL Demolition of existing clubhouse and erection of a replacement. Approved November 2014
  - SDNP/15/03754/CND Variation of condition 11 of planning permission SDNP/14/02603/FUL, car parking management. Approved February 2016
  - SDNP/17/04082/DCOND Discharge of conditions 3 and 4 from SDNP/15/03754/CND. Approved October 2017
  - SDNP/18/00180/PRE Proposed single storey village hall with associated vehicular access, car parking and landscaping. Demolition of existing Village hall and construction of 2 no. houses with associated vehicular access, car parking and landscaping. Pre-application advice given February 2018.
- 2.2 Advice stated that in principle, the replacement of the existing outdated village hall with a proportionately sized fit for purpose facility to support the local community would be welcomed. The use of two dwellings to cross subsidise the delivery of the village hall would only be acceptable inasmuch as it is the minimum development necessary to support the delivery of a proportionately sized village hall. The new community facility should be located in the sequentially preferable location with due regard to the potential landscape impact.
- 2.3 The proposed village hall should be appropriate for the size and patronage of Nyewood and any application should be explicit if commercial uses beyond that expected in a village hall are proposed. The design of the village hall should reflect local distinctiveness and have due regard to the potential impacts upon neighbouring dwellings. Opportunities to provide wider community benefits that would be aligned with the purposes of the National Park, such as for cyclists and walkers, should also be incorporated.
- 2.4 If the loss of the existing village hall can be acceptably mitigated by a replacement then the redevelopment of the existing village hall site for residential development would be likely to be supported subject to an appropriate layout and design of dwellings and neighbour impact.

## **3. Proposal**

- 3.1 The application seeks planning permission for:
- The demolition of the existing village hall, also known as the Henry Warren Club.
  - The erection of 2 new four-bedroom dwellings on the site where the Henry Warren Club currently stands. Dwellings would be two-storey high, fronting Nyewood Road and would have two allocated off-road parking spaces to the front of each house and a landscaped front yard and rear garden. Buildings would be constructed of red brick walls and clay tile roofs with hanging tiles on the upper half of the front elevation. Dwellings

also feature traditional casement windows, front porches, chimney stacks and a low brick boundary wall. All external surfacing proposed would be permeable.

- A new village hall to be built north of Prestwood, on the northern edge of Nyewood. The hall would be formed by two single storey pitched roof buildings connected through a flat roof link. It would comprise a meeting room, a main function hall and utilitarian spaces to facilitate its operation: toilets, kitchen and plentiful storage space. Externally, the hall would be constructed with timber cladding walls and roofs of zinc and clay tiles. External paving consists of a mix of rough recycled concrete and porous gravel. Landscaping would mainly be made up of grass and wildflowers with some tree planting on the western corner of the site and a hedgerow with sporadic trees along the road. Boundary treatment would be a simple post and wire fence.

3.2 This proposal has benefited from pre-application advice and extensive negotiations with SDNPA officers through the life of the application.

#### 4. Consultations

4.1 **Harting Parish Council:** No objection.

- The Parish Council initially objected to the application and they raised the following concerns:
  - Bulk and mass of dwellings
  - Roof lanterns of dwellings and impact on dark skies.
- No objection to the proposed development (dwellings and hall) has been raised by the Parish Council on the second round of consultation following the receipt of revised drawings.

4.2 **Design Officer:** No objection, subject to conditions.

- The Village Hall positively responds to its rural location by reason of its form, proportion and scale. The single-storey form is simple and clean, but prominent gable features provide visual interest to both landscape and village elevations. The buildings complement landscape character and yet read, very much, as though they have always been there. The Village Hall exhibits architectural qualities that enable them to sit harmoniously within an important designated landscape.
- Changes made to the two dwellings, result in a residential scheme that contributes to the local distinctiveness and sense of place due to their appropriate architectural design in terms of height, roof form and materials. Buildings sit well within the streetscene.

4.3 **Landscape Officer:** Comments:

- Both sites demonstrate a real improvement in the approach taken. This has led to a simplification of the design, which has made a big difference for the better.
- Form and location of the Village Hall is supported. However, concern is raised regarding the amount of glazing proposed.
- The use of locally sourced timber is highly supported.
- Drainage details and a detailed planting scheme are required.
- No specific comments in relation to the proposed dwellings.

4.4 **Ecology:** Comments:

- Bat survey report submitted with the application concludes that the existing building does not support roosting bats. An informative regarding bat protection should be attached to the planning permission.
- Mitigation and enhancement for reptiles and birds are proposed and should be secured by condition.

4.5 **Highways:** No objection

- The proposals would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109). There are no

transport grounds to resist the proposal.

- Conditions recommended with regards to vehicular and pedestrian visibility splays, cycle parking, car parking and construction management plan.

4.6 **Environmental Health:** No objection subject to conditions.

4.7 **Housing:** Comments:

- Harting's existing housing stock is weighted in favour of the larger 3 + bedroom units (73%). The Housing Delivery Team would like to see smaller units delivered to meet the local housing need, but is recognised that on schemes delivering small numbers of units, the SD27 mix requirements are hard to apply.
- The submitted financial assessment has not been substantiated by any market evidence, however, figures and percentages adopted by the applicant are similar to recent viability appraisals within the National Park.

4.8 **Drainage:** No objection subject to condition.

- Surface water drainage through infiltration is acceptable in principle.
- On-site infiltration should be investigated and backed up by winter groundwater monitoring and percolation testing, which should inform the design of infiltration structures.
- Wherever possible, hardstandings should be of permeable construction.

4.9 **Southern Water:** Comments:

- No development or new tree planting should be located within 3 metres either side of the foul rising main and foul sewer.
- No soakaway should be located within 5 metres of a public sewer and existing infrastructure should be protected during construction.

4.10 **Waste:** No objection. Comments:

- Each dwelling would require a set of bins (waste and recycling)
- No concerns with regards to layout and position of bins.

## 5. Representations

5.1 58 third-party representations were received commenting on the proposal, of which 43 are objections and 15 are in support of the application. These representations are summarised below:

### Principle

- Loss of a village hall that is centrally located with one that is on the northern edge of the village, siting away from the Green.
- Potential increased need to use cars to go to the village hall as it is not centrally located.
- Loss of agricultural land. Building in a greenfield is unacceptable and creates a precedent.
- The majority of residents in Nyewood want the village hall to be in the centre of the village.
- The introduction of houses in this location would be a departure from policy.

### Landscape and design

- Dwellings are out of scale and the plot is too small for the construction of two houses.
- The hall is much larger than the existing one and what is actually needed for villagers.
- The new hall would have a detrimental impact on the adjoining properties.
- The new hall would degrade one of the most valuable views out of the Parish and the panorama.
- A more sustainable built or repaired hall would be the preferred option.
- Errors in the Design and Access Statement and plans.
- Increased risk of flooding and waterlogging concerns.

- Eco-materials should be used for construction as per the alternative design proposed by the 'Heart of Nyewood' on the current hall site.
- There is support for an alternative redevelopment of the existing hall site offered by 'The Heart of Nyewood'.
- No information was submitted in terms of impacts to the dark night skies and tranquillity
- Creation of a long unattractive tunnel between the two proposed dwellings.

#### Neighbours amenity

- Noise from the proposed hall and its impact on immediate neighbour.
- Noise, traffic and safety issues arising from the new hall.
- Impact of the new hall on private views from nearby properties.
- Houses would overshadow adjacent properties

#### Highways and accessibility

- Pedestrian access to the new village hall would be difficult, long, through narrow footways and with no street lighting.
- Safety concerns regarding heavy vehicles accessing/egressing the industrial estate.
- Concerns with the potential use of the industrial estate for parking.

#### Other

- Proposals do not include the use of sustainable materials.
- The new hall would be located within Rogate Parish and not within Harting as the rest of the village.
- Potential harm to local wildlife: otters, great crested newts, frogs...and other protected species. Concerns raised with the Ecological Assessment submitted with the application (obscurantist and erroneous).
- Difficulties to attract users and visitors from other villages as there is sufficient offer of halls in the area.
- The current hall site was donated to the Trust.
- Proposals for new community facilities would not minimise the need to travel.

#### The 'Heart of Nyewood' alternative

- A local community group called 'The Heart of Nyewood Committee' has put forward an alternative scheme that consist of redeveloping the current hall site to build a new hall where it currently stands.
- The committee objects to the currently proposed scheme for its location somewhere else that is not centrally located, the erection of new dwellings, the size of the hall and landscape and vies impacts.
- A document supporting the alternative scheme was signed by approximately 70 people.

#### Support

- The proposal will provide a community hub for future generations and would be of a size that would fit the community of Nyewood, which has increased since the existing club was built 100 years ago.
- No funds are available to build a new hall on the existing site.
- A survey was carried out by an independent market research professional. Results revealed a preference for the new hall to be located at the northern end of Nyewood with funding being generated from the sale of the existing site for housing.
- The proposed hall would accommodate at least 60 people and has been designed and will be equipped to facilitate its operation with sufficient facilities and areas to support a range of activities.

- The proposed village hall is well served by a footpath and it is located in walking distance from other areas within the village.
- The hall would be located within the Parish of Harting following the Parish boundary review.
- The proposed village hall site is larger and provides more parking spaces than the current site.
- The hall would also be significantly further away from existing houses.
- No on-road parking is expected.
- The absence of street lighting would not lead to concerns regarding access to the proposed new building.
- The site chosen is the least inconvenient location to the majority of the village.
- The Trust committee have been proactive in engaging the village and consulting with the community.
- Visually, the hall would improve the initial view of the village when accessing it from the north.
- The new hall has been designed taking into account the results of opinions expressed in the independently conducted village survey (Spring 2018).
- 2 new dwellings, as currently proposed, would not detract from the linear profile of Nyewood not adversely impact neighbours.
- The current site is too small to provide a modern facility and parking.
- Better landscaping with potential for having a small children's playground.
- The draft Rogate Neighbourhood Plan supports the erection of the hall on this location subject to demonstrate that no other site is feasible.
- The hall would have a positive impact on landscape character and provides an opportunity for a high quality 'gateway' building set with an attractive landscape setting.
- The hall provides the opportunity for the village to diversify and tackle the lack of services, such as pub, post office...
- The hall will be funded by other means beyond the cross-funding obtained from selling the residential scheme.
- Additional facilities planned for the hall and extra activities, will increase the cash generated, covering operational costs.

5.2 Following the submission of the revised proposal, 35 third-party representations were received, of which 17 are objections and 18 support comments. These representations are summarised below:

#### Principle

- The hall is disproportionately large for the small size of the village.
- The village hall should be located in the centre of the village.
- The existing building could be repaired at low cost and least environmental damage.
- Two private homes are not needed in the countryside. They should be affordable.
- This will lead to pressure for additional residential development on greenfield.
- Alternative site 'Old Timber Yard' has not been fully considered for the village hall.

#### Landscape and design

- The revised design is extravagant, unimaginative and not in a good place by the electricity pylons.
- New dwellings will spoil the streetscene and are too large for the plot.
- The new village hall remains too large.
- Additional roof and surfacing area would increase the risk of flooding. Potential waterlogging on the hall site has not been addressed in the revision.

- The new buildings are not in keeping with the SDNP policies on new sustainable buildings.
- Light pollution through spillage of light.
- Location of the hall further away from the playground.

#### Neighbours amenity

- Potential overlooking from the two dwellings. Loss of privacy of residents.
- Daylight loss on neighbouring property to the hall.
- Sunlight reflection of the solar PV.
- Noise of people using the hall and garden.
- Time and noise restrictions should be put in place to avoid harm to neighbours' living conditions.
- Security concerns due to easy access from the hall site to other properties.

#### Highways

- Increase in activity in the industrial estate, in terms of vehicles, leading to nuisance and safety issues.
- Concern raised with the industrial estate being used as an overflow car park.
- Cars would have to reverse from dwellings onto the road, which may be unsafe.
- Concerns with access to the hall for pedestrians through a poor footway for a long distance. No pavement on the new hall site.

#### Other

- Wonder why the village hall sits within Rogate Parish.
- Is there sufficient infrastructure to support extra houses?
- Local community involvement was inadequate.
- The proposal would be financially short of funding to complete the development.
- Other clubs in the area not attracting enough attendants.

#### Support

- The contemporary design sits well with the landscape. Will have natural light, modern conveniences, parking and views. The hall will also improve the entrance of Nyewood.
- The hall building would be large enough for a variety of uses.
- New dwellings will assimilate well with the current houses either side.
- There is great need for the village hall.
- The hall will provide flexible spaces, better serving the community and helping to attract moderate hiring income.
- The hall will provide the village with a new indoors space for community events.
- The hall building would be accessible for everyone, including people with mobility issues.
- The hall would be energy efficient, minimising running costs.
- Landscaping proposed is easy to maintain.
- The Parish boundary has been redrawn, falling the development whole within Harting Parish.
- The current hall is structurally unstable and the approved hall in 2014 is two storey high, making building costs expensive.
- Careful screening would be required between the new hall and the adjacent property as well as noise restrictions.
- While the current site is too constrained, the new one would be well located and meet the needs of a larger community. Planning permission has been recently granted for new dwellings at the railway station, near the new hall.
- Other halls in the area are not worried about competition from a new hall.



## **6. Planning Policy Context**

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises of the South Downs Local Plan 2014-2033. The relevant policies are set out in section 7 below.

### National Park Purposes

- 6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

### National Planning Policy Framework and Circular 2010

- 6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect in February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

### National Planning Policy Framework (NPPF) 2019

- 6.4 The National Planning Policy Framework has been considered as a whole. The following NPPF sections have been considered in the assessment of this application:

- Achieving sustainable development
- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment

### Relationship of the Development Plan to the NPPF and Circular 2010

- 6.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.

### The South Downs National Park Partnership Management Plan 2014-2019

- 6.6 This is a material consideration in the determination of planning applications, as outlined in national planning practice guidance, and has some weight. It outlines a vision and long term outcomes for the National Park. The following policies are relevant: 1, 3, 5, 25, 28, 29, 32, 34, 37, 48, 49, 50 and 56.

### Other relevant evidence document

- South Downs Integrated Landscape Character Assessment (2011)

## **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
- SD7 – Relative Tranquillity
- SD8 – Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD10 – International Sites
- SD11 – Trees, Woodland and Hedgerows
- SD12 – Historic Environment
- SD19 – Transport and Accessibility
- SD20 – Walking, Cycling and Equestrian Routes
- SD22 – Parking Provision
- SD25 – Development Strategy
- SD27 – Mix of Homes
- SD28 – Affordable Homes
- SD29 – Rural Exception Sites
- SD43 – New and Existing Community Facilities
- SD45 – Green Infrastructure
- SD48 – Climate Change and Sustainable Use of Resources
- SD49 – Flood Risk Management
- SD50 – Sustainable Drainage Systems

## **8. Planning Assessment**

### Background

- 8.1 Planning permission was granted in 2014 for the replacement of the existing club with a larger two-storey village hall. The approved hall consisted of a larger function room, bar, kitchen and associated facilities over two floors. 4 parking spaces were located on the front of the building while overflow parking was allocated at the Old Station Yard, 500 metres to the north. The Henry Warren Trust have had technical and financial difficulties to implement the 2014 planning permission. Doubts were also raised by the Trust on whether the scheme could meet their operational needs as approved.
- 8.2 Pre-application advice was given in February 2018, as the Trust considered to fund the new community hall, which would have to be relocated, with the residential redevelopment of the existing site. Officers determined that in principle, the replacement of the existing outdated and poorly conserved hall with a proportionately sized fit for purpose facility would be welcomed. New dwellings in this location would be a departure from policy, therefore only the minimum of development required to deliver the village hall would be acceptable. Furthermore, advice given stated that the new community facility should be located in the sequential preferable location, with due regard to landscape impact. Consideration should be given to reuse the existing site as well to other potential locations within the village.

### Policy context

- 8.3 Policy SD25 of the South Downs Local Plan 2014-2033 (SDLP) sets out the development strategy of the National Park, resisting development outside the defined Settlement Policy Boundaries. Whilst, the application sites are situated outside of the Settlement Policy Boundary, they are in close proximity to existing residential development and new buildings could be integrated with the settlement. Exceptionally, Policy SD25 states that development will be permitted outside settlement boundaries where it complies with relevant policies of the SDLP, responds to the context of the relevant area and in the case of a community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere. Exceptionally, development will also be permitted where it is an appropriate reuse of a previously developed site and conserves and enhances the special qualities of the National Park.

8.4 With regards to community facilities, such as the Henry Warren Club, Policy SD43 of the SDLP is relevant in the assessment of the proposal. Policy SD43 states that development proposals that would result in the loss of an existing community facility will not be permitted unless alternative community facilities are provided. The replacement facility should be accessible, inclusive and available, as well as of an equivalent or better quality to the facility lost, without causing unreasonable reduction or shortfall in the local service provision.

A new community facility for Nyewood

8.5 New community facilities are required by Policy SD43 of the SDLP to meet a series of requirements, which are analysed in the paragraphs below.

8.6 Proposals for a new village hall, should demonstrate a local need for such facility and that there has been prior local community engagement. The application has been accompanied with an independent survey undertaken in April 2018, which provides an understanding of the local community's need and the engagement of the Trust with residents of Nyewood. The results of the survey are as follows:

- 76% of the households responded to the survey (76 of the 105 households in the village).
- 95% agree that there is a collective need for a hall.
- 89% agree that a hall would benefit their own household.

Survey results confirm that there is a local need for a village hall. Residents were also asked to comment on their preferred location for a new hall and responded the following:

- 57% consider that the new hall on the proposed site would benefit the village as a whole.
- 35% believe that, alternatively, a new hall on the current site would be more beneficial for the community.

8.7 Beyond the submitted survey results, the rounds of consultation undertaken during the life of this application have raised the mixed views of the local community with regards to the need for a larger facility and in particular, with its location on the north edge of Nyewood.

8.8 The independent survey report was complemented with an independent Options Appraisal (February 2019) to provide objective advice to the Trust on the suitability of both sites. This report concluded that although the relocation of centrally located hall is a difficult decision for the community, the new hall on the north of the village scores higher due to the feasibility and viability advantages of the new site.

8.9 Notwithstanding the valid issues raised by some objectors regarding need, location and scale of the new hall, the Trust has provided significant independently and professionally sourced evidence that there is a local need for a village hall in Nyewood. It has also been demonstrated that the proposed site is the preferred one and that it is a better option than a new hall on the old site, as alternatively proposed by some objectors. Officers consider that the Trust have complied with the requirement of engaging with the local community prior and during the submission of this application and they have gone beyond minimum requirements in an effort to involve villagers and gain their support.

8.10 Community facilities are required to be of a scale that is proportionate to the local area. The proposed building would be of 215 sq. metres, significantly increasing the floorspace of the existing hall, but slightly smaller than the hall approved in 2014. Proposals would result in a hall that would comprise a variety of spaces: a main function hall, meeting room, bar, kitchen, toilets, storage room and outdoor space: terrace, garden and a flexible car park. This level of accommodation is considered to be appropriate for a village hall, as it would facilitate its use for a variety of events and public/private meetings, including indoor sports, particularly in the winter season. The new hall would constitute an appropriate improvement in terms of facilities and services provided for the local community and an adaptation to current building standards.

8.11 Nyewood is a small village of approximately 105 households, although expected to grow in the near future due to the recently approved residential redevelopment of the Old Station Yard. The village forms part of a network of small settlements within the area, where there are dispersed communities. There are village halls in Elsted, Rogate and South Harting, but

the proposed hall in Nyewood would complement these offering opportunities for new activities and events due to the high standards of the spaces provided and its privileged location within Nyewood and a group of small settlements.

- 8.12 It is considered that the new facility would be of a scale that would be proportionate to the size of local community and it would positively contribute to the social sustainability of Nyewood. It is also considered that the hall would provide services not just to residents in the village but also to those within the wider network of settlements, consequently building a strong interrelated system of facilities that strengthen the economic and social well-being of communities in the National Park.
- 8.13 Policy SD43 requires of new community facilities to be accessible and inclusive to the local communities that they serve. The proposed hall would be located within the village, not isolated from it and only approximately 650 metres away from the farthest household in Nyewood, which translates in a maximum distance of 9 minutes by foot, being the hall is located only 5 minutes in walking distance from the playground at Furze Meadow. Pedestrian access is available via a footpath along Nyewood Road and the row of houses. This would be improved with the introduction of a new pedestrian crossing opposite the new hall which is part of the proposal.
- 8.14 Concern was raised by the Design Officer regarding the inclusiveness of the initially proposed scheme. Since then, some elements of the proposal have been amended such the adequate provision of vehicle parking for people with disabilities, dedicated cycle parking space, provision of a step-free hall, which largely address the inclusiveness issues. The scheme has been designed to be in line with current building regulations in terms of accessibility, which constitutes a significant improvement from the building standards of the existing hall.
- 8.15 It is acknowledged that the current site, being more centrally located in the village, offers ideal pedestrian accessibility to the site. Notwithstanding this, vehicular access and parking are very limited and the proposed hall is located where pedestrian access is not just possible, but also safe and of comfortable walking distance for residents while offering sufficient parking. Therefore it is considered that the facility is both accessible and inclusive.
- 8.16 Finally, Policy SD43 requires of development proposals for new facilities to give appropriate consideration to the shared use, re-use and redevelopment of existing buildings in the community. The application has demonstrated that the existing building is not suitable for re-use as currently stands and it would require significant investment for its structural, architectural and landscape restoration. The existing site is constrained by its size and lack of adequate parking, making it unattractive for a wider range of activities and events, which are desired by the community. Furthermore, the Trust has argued that no funding is available for restoration and refurbishment of the existing hall.
- 8.17 No other buildings in the village have been identified as capable to host the use of the village hall, either through their re-use or shared use. However, a range of alternative sites has been assessed for redevelopment in the Design and Access Statement, but these have been discarded for availability, landscape impact or suitability reasons. Officers consider that proposals have given appropriate consideration of other buildings and sites in the area.
- 8.18 The Trust have engaged with the local community and concluded that there is local need for a new village hall. The new hall would be appropriate in terms of scale and would serve Nyewood and a network of communities in the rural area. Proposals would result in a new community asset that would be accessible and inclusive to all and that appropriate consideration has been given to redevelopment and shared uses in the locality. Consequently, the proposal for a new village hall is considered to meet the requirements of Policy SD43 for new community facilities.
- 8.19 With regards to the loss of the existing hall, Policy SD43 requires that an alternative community facility is provided, being accessible, inclusive and available, and of an equivalent or better quality to the facility lost. The proposed hall is of the same nature as the existing and would become an asset of better quality, for the reasons explained above. It has also been determined that the new Henry Warren Village Hall would be accessible and inclusive.

Therefore, the replacement hall would meet the criteria of development proposals for alternative community facilities.

#### New dwellings outside of the settlement boundary

- 8.20 In order to fund the delivery of the new village hall on the northern site, the proposal includes the demolition of the existing Henry Warren Village Hall and the redevelopment of the site with two 4-bed dwellings. The use of the planning gain to cross subsidise the delivery of the new facility is considered acceptable subject to demonstration that there is a need for the village hall that cannot be met elsewhere and that the size of the facility is proportionate to the need. In addition, solid financial and business cases should demonstrate that the sale of the residential units is the minimum development required to generate funding for the new hall and that the new facility would operate in the future without subsidy.
- 8.21 Alternative sites have been considered by the Trust and assessed their suitability, availability and landscape impact of sites in Nyewood. A comprehensive list of alternative sites and reasons why they were discarded has been provided with application which detail the reason why these sites have not been put forward for the location of the new village hall. Reasons to discard alternative sites vary from land being unavailable for purchase, the loss of important green open spaces, impact on ancient woodland, difficult access, waterlogging and remoteness of locations.
- 8.22 A group of objectors presented the Trust with an alternative scheme for the build of a new hall on the existing site. However, the scheme was found inappropriate to the Trust due to limitations on funding and the lack of sufficient facilities and services such kitchen and adequate parking.
- 8.23 The application has been accompanied with a Capital Cost and Funding Financial Assessment which sets out the residual land value to be generated with the redevelopment of the site (£435,000). Which together with the current Trust funds and some external funding provides a total sum equal to the expected costs of delivery of the new hall.
- 8.24 Whilst smaller units should be delivered to meet the local housing need, given the site constraints and the purpose of funding a community facility, on this occasion, the provision of 2 4-bedroom market houses is acceptable as any affordable home would unbalance the costs and would make the village hall undeliverable.
- 8.25 A Viability Assessment supports the future operation of the proposed village hall, outlining a series of predicted revenues and expenditures relating to the running of the facility for the first five years of operation. This assessment demonstrates that the proposed facility is viable without the need for additional external support.
- 8.26 It is also important to note that the new dwellings would be centrally located within the village, blending in with the villagescape and street scene, they would not be isolated and in close distance from public transport routes (limited though) and employment sites. The site is considered to be previously developed land for the purposes of Policy SD25.
- 8.27 It has been demonstrated that the proposed two dwellings would be the minimum amount of development required to cross fund the delivery of a proportionately sized new village hall and that this need cannot be satisfied somewhere else. Furthermore, the proposed two dwellings, as explained in sections below regarding landscape and design considerations, are considered to be an appropriate reuse of previously developed land as they positively contribute to the local distinctiveness and character of the area.

#### Landscape and design considerations

##### Dwellings

- 8.28 Proposals for the two new dwellings have been negotiated as concerns were initially raised regarding the appearance of houses, scale, materials, building energy performance and light pollution. Revised plans were received successfully addressing these issues.
- 8.29 Revised plans show buildings that would be of similar height as houses along Nyewood Road, having traditional architectural features and materials that positively respond to the local

character and appearance of the area. The proposed two dwellings would sit comfortably within two plots and the street scene due to the appropriate scale and mass of buildings, which would blend it with the surrounding streetscape.

- 8.30 Officers consider that the dwellings would be in-keeping with the character and appearance of the area, would provide sufficient parking and amenity space and would benefit from the use of renewable energy in an effort to mitigate climate change.

#### Village Hall

- 8.31 The design of the new village hall site has been subject of extensive negotiations that have been meaningful. The initially submitted scheme was considered to not respond to the landscape character. Following this, concerns regarding the lack of response of the design to the landscape was shared with applicants, as well as the landscape-led approach to design that the National Park Authority would expect of new development, as per policies SD4 (Landscape Character) and SD5 (Design).
- 8.32 The revised proposal has identified in plans and in the Design & Access Statement, an understanding of the prominence of the site to public views and a series of key landscape constraints and opportunities which have been used to inform the design.
- 8.33 The proposed building has taken examples of farm and industrial buildings that form the edge of Nyewood and its context to inform the design of the proposed village hall building in its form and scale. Furthermore, the proposed layout of the site, with buildings on the northern half help to block views of the car park from long distance views and when entering the village.
- 8.34 The simplicity of its design positively contributes to the agricultural character of the area and buildings as well as the well selected pallet of materials, which are traditional and of range of colour, textures and finishes that blend in with the surrounding landscape.
- 8.35 Whilst the design encapsulates elements from its surrounding working landscape, the building is contemporary and allows flexible use of internal and external spaces as well as construction details that benefit from good energy performance and the use of renewable energy. It has been designed to accommodate renewable energy (solar photovoltaic panels, (PV)) on the inner roof slope of the main building, concealing them from public views while maximising the solar potential of the south facing elevation.
- 8.36 Internally, the building shows flexibility in the arrangement of diverse spaces and maximise views of the downs which can be achieved from the foyer when entering the building and throughout the meeting room and main hall space. Utilitarian, storage spaces and installations such waste and recycling bins, cycles, plant room, PVs have been considered carefully in the design phase and these are compact and well incorporated in the final design of the building, minimising their visual impact.
- 8.37 In terms of hard landscaping, the proposal has kept these details to the minimum to ensure that the site does not lead to the domestication of the area, but it positively responds to the working landscape. Therefore, surfacing is proposed to be of simple rough recycled concrete similar to agricultural and industrial yards in the local area. This would be supplemented with a small strip of parking area surfaced with gravel to facilitate surface water drainage. Fencing has also been considered carefully and it mainly consist of a 1.2 metres high post and three strained wire fence along the most prominent boundaries, allowing a high degree of permeability of the field into the site and avoiding further visual compartmentalisation of the area.
- 8.38 Planting on site mainly consists of the continuation of the existing informal native hedgerow and sporadic trees along Nyewood Road, to conserve and enhance the existing character of the road. A series of native trees would be planted on the western corner of the site to create a backdrop of trees behind the hall which would provide shadow in the summer, would soften the visual impact of buildings and connect with existing Green Infrastructure (GI) to the west. The scheme also includes the use of species-rich grassland.
- 8.39 The revised scheme has positively taken a landscape evidence-based approach that responds to constraints and opportunities of the site and respects the local landscape character. The

scheme successfully integrates with and respects the pattern of the area and improves the edge of the village with a traditional transition from open countryside to built environment. It utilises appropriate materials, and incorporates hard and soft landscaping that connect to the landscape context, enhances green infrastructure and provides opportunities for enhancement of biodiversity. Therefore the proposal is found in accordance with policies SD4 and SD5 of the Local Plan.

#### Highways and access

- 8.40 The proposals would involve the closure of the access of the existing village hall and opening three new accesses, one for each dwelling and third one for the hall. These have been reviewed by the Highways Officer, who has not raised an objection in regards to highway safety and supports the proposed access arrangements, subject to a series of standard conditions.
- 8.41 The village hall would be accessible by pedestrians and vehicles safely as concluded by the Highways Officer. Pedestrian and vehicular visibility splays are controlled by condition to ensure the road safety. The applicant has been informed that formal approval from the Local Highways Authority would be required for the proposed vehicle crossings and drop kerbs that facilitate crossing to the hall site.
- 8.42 Parking for the two dwellings is considered appropriate and no concerns are raised with reversing onto the highway for egressing. Similarly, the Highways Officer raised no objection to the amount of parking offered on the village hall as it would be sufficient to accommodate those travelling by private vehicles, therefore no overspill parking is anticipated.
- 8.43 Electric charging points have been indicated for dwellings in line with the aims of Policy SD22 with regards to parking provision. Cycle storage and short stay cycle parking are provided for dwellings and hall respectively.

#### Impact on amenity of local residents

- 8.44 The proposed dwellings would be located along Nyewood Road and would be surrounded by three properties: 4 New Cottages, The Chequers, and Robins. There are no properties on the opposite side of the road.
- 8.45 The dwellings would result in a lower intensity of use of the site as the current village hall in such a small plot would have historically led to some level of disturbance due to parking, chatting and other activities involving music or crowds. The residential use of the plots and impacts in terms of noise and odour would be comparable to other houses within the vicinity, which would not be detrimental to residential amenity.
- 8.46 Concern has been raised by neighbours with the potential level of overlooking and overbearing feeling caused by the two dwellings. The site is far enough from properties to the rear (over 17 metres from the boundary of Robins) as to not result in any unacceptably adverse overlooking impact. Furthermore, new planting is proposed along the rear boundary to soften any visual impact and views of the new dwellings. The new dwellings sit distant enough from the properties to the sides (Chequers and 4 New Cottages) so as not to cause significant loss of light that would harm residents' living conditions. Buildings would be of equivalent height as houses in the area and their scale it not considered to be overbearing. Moreover, the staggered position of the two new dwellings in respect to The Chequers would also allow south directional light on the side elevation of the neighbouring property, avoiding any significant loss of light. It is therefore considered that the proposed houses would not cause an unacceptable overlooking, overshadowing and overbearing impact on neighbours as to warrant a reason for refusal.
- 8.47 The proposed new hall would be located further away from most dwellings in the village, being only near Prestwood and Ashleigh to the south and Brianswood to the north east, while a small industrial estate is across the road.
- 8.48 Concerns in relation to noise and odour for the new hall were raised by neighbours. The Environmental Health Officer has not raised objection to the proposed location and recommends conditions to ensure that air conditioning and kitchen extractor systems do not generate noise and odour problems.

- 8.49 Officers consider that the proposed hall building has been well designed to avoid openings on the south elevation of the building which is the nearest to a neighbour. Furthermore, the use is not considered to be incompatible with the surrounding residential properties and it would actually represent an improvement from the existing site as it would be surrounded by less houses and these would be at least 20 metres distant. A set of conditions are recommended to control activities and events of the hall, as well as opening hours and use of the outdoor space.
- 8.50 A construction management plan would control, by condition, the times of construction and construction operational arrangements, in order to avoid environmental harm and residential amenity disturbance.

#### Dark night skies

- 8.51 Nyewood is located in a relatively dark area of the National Park where there is no street lighting and no major sources of light pollution. The site lies within the 2km Buffer Zone (EIa - Intrinsic Rural Darkness).
- 8.52 The proposed revised plans of the dwellings have omitted any initially proposed openings on the roof (skylights and rooflights) to avoid any internal upward light transmission into the dark skies of the National Park. External lighting is controlled by condition to ensure that there is not an unacceptable level of light on buildings that would have a harmful impact on the dark night skies and landscape character.
- 8.53 With regards to the village hall, no external lighting nor openings on the roof are being proposed, although there is a large amount of glazing, particularly on the north and west elevations of the building, which would lead to some light spill when the hall is in use during dark hours. The Landscape Officer raised some concerns with the negative effects of the extensive use of glazing and has suggested the use of sliding shutters to mitigate any impact. Notwithstanding this, openings on the front elevation would be well recessed from the building and covered by the roof, reducing any upward light spillage. Moreover, the largest opening on the north elevation would feature shutters as per recommended by the Landscape Officer. This would leave to small openings and the main rear end of the building having some internal light transmission and leading a degree of harm to the landscape character and dark skies during the night.
- 8.54 Concerns with regards to the impact on skies and landscape due to light pollution are acknowledged but it is considered that due to the nature of the building, its use is not expected to extend too far in the night time and the harm can be mitigated with mitigation measures, as controlled by condition.

#### Ecology and ecosystem services

- 8.55 No objection has been raised by the ecologists, subject to conditions.
- 8.56 A series of initiatives are proposed:
- Installation of bird boxes on the new hall.
  - Retention and enhancement of the existing hedgerows.
  - Additional native planting, trees, scrubs and grass, increasing carbon storage on site.
  - Species rich wildflower and grass to increase habitat for fauna.
  - Permeable surfaces where possible.
  - Log piles to create an undisturbed feature for reptiles and mammals.
  - Trees and hedgerows would contribute to wildlife corridors and green infrastructure.
- 8.57 It is considered that biodiversity enhancements and an overall positive impact on ecosystem services can be achieved through the implementation of recommendations made by ecologist and an appropriate management of the landscaping. This is controlled by condition.

#### Flood risk and drainage

- 8.58 The sites are not located within a risk zone of flooding and no objection has been raised by the Chichester District Council Drainage Engineer, who found the proposed infiltration via



soak-away structures acceptable in principle. Conditions are proposed in respect of providing a more detailed scheme.

#### Other matters

- 8.59 The new village hall would be well located in relation to the Serpent Trail and the aspirational non-motorised route through the disused railway from Midhurst to Petersfield (safeguarded route of Policy SD20). The site has incorporated sufficient cycle parking spaces to accommodate visitors. Visitors could attend via the Serpent Trail and cyclists of the Midhurst to Petersfield route. It is considered that this proposal is an attractive and accessible facility that would complement the recreational opportunities of both routes and would be served by non-motorised transport options.

### **9. Conclusion**

- 9.1 Proposals would provide a needed community facility in Nyewood that would serve the village wider rural communities. The village hall would be proportionate in size, accessible and inclusive to the community and it would provide modern flexible spaces for a variety of events and activities.
- 9.2 New dwellings outside settlement boundaries are exceptionally permitted, however the principle of cross-funding the delivery of the new village hall with the residential redevelopment of the existing site is found acceptable. This is because the redevelopment would be an appropriate reuse of previously developed land necessary for the delivery of the community hall and it is supported by sufficient financial evidence that confirms this as the minimum required to fund the new facility. Consideration has also been given to the alternative sites in the village and was found that the proposed hall site would be the most suitable location.
- 9.3 Development proposals have been found in accordance with the landscape-led approach to design of the South Downs Local Plan, as they would positively relate to its landscape context and conserve and enhance both the street scene and landscape qualities.
- 9.4 Consideration has been given to the concerns raised regarding the need for a larger hall, the introduction of dwelling in this rural location and the impact of the development to residential amenity and dark night skies. These considerations have been assessed in this report and, on balance, the proposed village hall and two dwellings, are considered to be acceptable subject to the conditions recommended below.

### **10. Reason for Recommendation and Conditions**

- 10.1 Application SDNP/18/05385/FUL is recommended for approval subject to the completion of a Section 106 legal agreement to secure the delivery of the village hall, 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”.

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

#### Pre-commencement conditions

3. Development shall not commence until the full details of the proposed surface water drainage scheme of the dwellings and village hall sites 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 (Construction Industry Research and Information Association). Winter groundwater monitoring, to establish the highest annual ground water levels,

and 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. It is considered necessary for this to be a pre-commencement condition as these details relate to the design and construction of the development as well as to its environmental impact and thus go to the heart of the planning permission.

4. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:
  - (i) the anticipated number, frequency and types of vehicles used during construction;
  - (ii) the method of access and egress and routing of vehicles during construction;
  - (iii) the parking of vehicles by site operatives and visitors;
  - (iv) the loading and unloading of plant, materials and waste;
  - (v) the storage of plant and materials used in construction of the development;
  - (vi) the erection and maintenance of security hoarding;
  - (vii) effective vehicle wheel-cleaning facilities to be made available throughout construction;
  - (viii) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
  - (ix) details of public engagement both prior to and during construction works; and
  - (x) temporary arrangements for access and turning for construction traffic for each part of the site.

Reason: In the interests of highway safety and the amenities of the area and having regard to National Policy Guidance contained in the National Planning Policy Framework 2019. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

#### Village Hall

5. No development above slab level of the village hall shall commence unless and until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls, roofs and external surfacing (including upstands and demarcation) of the building and paved areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality.

6. No development above slab level of the village hall shall commence unless and until the architectural details have been submitted to, and approved in writing by the local planning authority. The details shall include:-
  - a) Details of all eaves;
  - b) Windows (including glazing, head, sill and window reveal details);
  - c) Doors;
  - d) Rainwater goods;

Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and surrounding area.

7. Prior to the occupation of the village hall hereby permitted a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. This detailed scheme shall be produced in line with the following documents submitted with the application:
  - a) Landscape Strategy Plan, drawing 1818-0102 Rev A, produced by TGD Landscape (16.09.2019)
  - b) Block Plan, drawing 2016-0161-103 Rev E, produced by Kalotec (02.10.2019)
  - c) Ecosystem Services Statement contained in page 26 of the Design & Access Statement produced by Kalotec, dated September 2019.

All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted or otherwise agreed by the Authority and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

The scheme design shall include the following details:

- a) Layout of planting to show plant species, nursery planting sizes, locations, densities and numbers;
- b) Areas of grass & specification for seeding or turfing as appropriate;

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

8. The village hall hereby permitted shall not be first brought into use until a landscape/open space management plan, including a maintenance schedule indicating proposals for the long-term management of landscape areas, has been submitted to and approved in writing by the Local Planning Authority. The landscape/open space shall thereafter be managed in accordance with the approved details unless otherwise approved by the Local Planning Authority.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity space and the landscape character.

9. Notwithstanding the details shown on the approved plans, prior the village hall hereby permitted is first brought into use, details of all external lighting (designed to minimise impacts on wildlife, landscape and dark night skies) and details of the mitigation measures proposed to prevent adverse impacts on the International Dark Skies Reserve from internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting and mitigation measures shall be installed, maintained and operated in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity, wildlife, landscape qualities and the integrity of the International Dark Night Skies Reserve.

10. No external lighting shall be installed at the village hall site unless further details of the lighting have been submitted to, and approved in writing by the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future residents, create an appropriate amenity space and conserve dark night skies of the South Downs National Park, in accordance with National Park Purposes and the NPPF.

11. No part of the village hall development shall be first occupied until visibility splays of 2.4 metres by 52 metres south and 2.4m by 69m north have been provided at the proposed site vehicular access onto Nyewood 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.

12. No development above slab level of the village hall shall commence unless and until detailed information in a design stage sustainable construction report (in the form of design stage SBEM calculations; product specifications; Grown in Britain or FSC (Forest Stewardship Council) certificates; sustainable material strategy; building design details; layout or landscape plans) demonstrating that the development has reduced predicted CO2 emissions by at least 10% due to the energy efficiency of the building(s) and a further 10% due to on site renewable energy compared with the maximum allowed by building regulations; and further optional measures relating to water consumption, adapting to climate change, materials and waste; shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: To comply with Strategic Policy SD48: Climate Change and Sustainable Use of Resources

13. No part of the village hall shall be first occupied until a Noise Management Plan has been submitted to and approved by the Local Planning Authority. Once approved, the building shall be managed in complete accordance with the submitted Noise Management Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To mitigate harmful noise and disturbance.

14. Details of any Air Conditioning/ Air Source Heat Pump units of the Village Hall shall be submitted to and approved by the Local Planning Authority prior to their installation. Details to include type, size and number of units along with location and noise levels. Once approved, they shall be installed as per details approved and any variation shall be agreed by the Local Planning Authority.

Reason: To protect residential amenity.

15. Details of any kitchen extract system for the Village Hall shall be submitted to and approved by the Local Planning Authority prior to its installation. Details to include odour abatement to be employed as well as external noise levels. Once approved, they shall be installed as per details approved and any variation shall be agreed by the Local Planning Authority.

Reason: To protect residential amenity.

16. The Village Hall hereby permitted shall not be used other than between the hours of:
- a) 08.00 to 23.00 hours Mondays to Saturdays
  - b) 08.30 to 22.00 hours Sundays and Bank Holidays

Reason: To protect residential amenity.

#### Dwellings

17. No development above slab level of the dwellings shall commence unless and until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls, roofs and external surfacing of the building and paved areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality.

18. No development above slab level of the dwellings shall commence unless and until the architectural details have been submitted to, and approved in writing by the local planning authority. The details shall include:-

- a) Details of eaves;
- b) Windows (including glazing, head, sill and window reveal details);
- c) Doors;
- d) Rainwater goods;
- e) Front boundary lower brick wall (bonding pattern);
- f) Chimney stacks and type of combustion appliance.

Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and surrounding area and residential amenity.

19. Prior to the occupation of the dwellings hereby permitted a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. This detailed scheme shall be produced in line with the following documents submitted with the application:

- a) Landscape Strategy Plan, drawing 1818-0101 Rev A, produced by TGD Landscape (16.09.2019)
- b) Block Plan, drawing 2016-0161-203 Rev F, produced by Kalotec (02.10.2019)
- c) Ecosystem Services Statement contained in page 26 of the Design & Access Statement produced by Kalotec, dated September 2019.

All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted or otherwise agreed by the Authority and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

The scheme design shall include the following details:

- a) Layout of planting to show plant species, nursery planting sizes, locations, densities and numbers;
- b) Areas of grass & specification for seeding or turfing as appropriate;

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

20. No external lighting shall be installed within the dwellings site unless further details of the lighting have been submitted to, and approved in writing by the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future residents, create an appropriate amenity space and conserve dark night skies of the South Downs National Park, in accordance with National Park Purposes and the NPPF.

21. No development above slab level of the dwellings hereby approved shall commence unless and until detailed information in a design stage sustainable construction report (in the form of design stage SAP<sup>1</sup> data; a BRE (Building Research Establishment) water calculator; product specifications; building design details, layout or landscape plans) demonstrating that each dwelling has reduced predicted CO<sub>2</sub> emissions by at least 19% due to energy efficiency and a further 20% due to on site renewable energy compared

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<sup>1</sup> SAP data is a planning software package.

with the maximum allowed by building regulations; EV (Electric Vehicle) charge point for every home; predicted water consumption no more than 110 litres/person/day; separate internal bin collection for recyclables; private garden compost bin; evidence demonstrating sustainable drainage and adaptation to climate change; selection of sustainable materials; plastic free windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: To comply with Strategic Policy SD48: Climate Change and Sustainable Use of Resources.

22. Details of any Air Source Heat Pump units shall be submitted to and approved by the Relevant Planning Authority prior to their installation in dwellings. Details to include type, size and number of units along with location and noise levels.

Reason: To protect residential amenity.

#### General

23. All works to the village hall and dwellings shall be carried out in complete accordance with the mitigation and enhancements set out in Sections 5.3.16 –5.3.19 and 5.3.22 – 5.3.24 of the Ecological Assessment (Ecology Solutions Ltd., October 2018). These enhancements shall be implemented prior the occupation of the buildings and be retained in perpetuity unless otherwise agreed by the Local Planning Authority.

Reason: in order to secure sufficient ecological mitigation and enhancement in line with Policy SD9 of the South Downs Local Plan 2014-2033.

24. No part of the development shall be first occupied until: a) the vehicular accesses serving the developments; b) car parking; and c) pedestrian visibility splays have been constructed in accordance with the details shown on the approved plans. Parking spaces shall thereafter be retained at all times for their designated purpose and visibility splays be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interest of road and pedestrian safety and to provide car-parking space for the use.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development falling within the following Classes of Schedule 2 of the Order shall be carried out without the prior written approval of the South Downs National Park Authority: Part 1 Classes A, B, C, D, E and F, and Part 2 Class A.

Reason: To ensure the appearance of the development is satisfactory in accordance with the purposes of the South Downs National Park.

## **11. Crime and Disorder Implication**

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

## **12. Human Rights Implications**

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

## **13. Equality Act 2010**

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

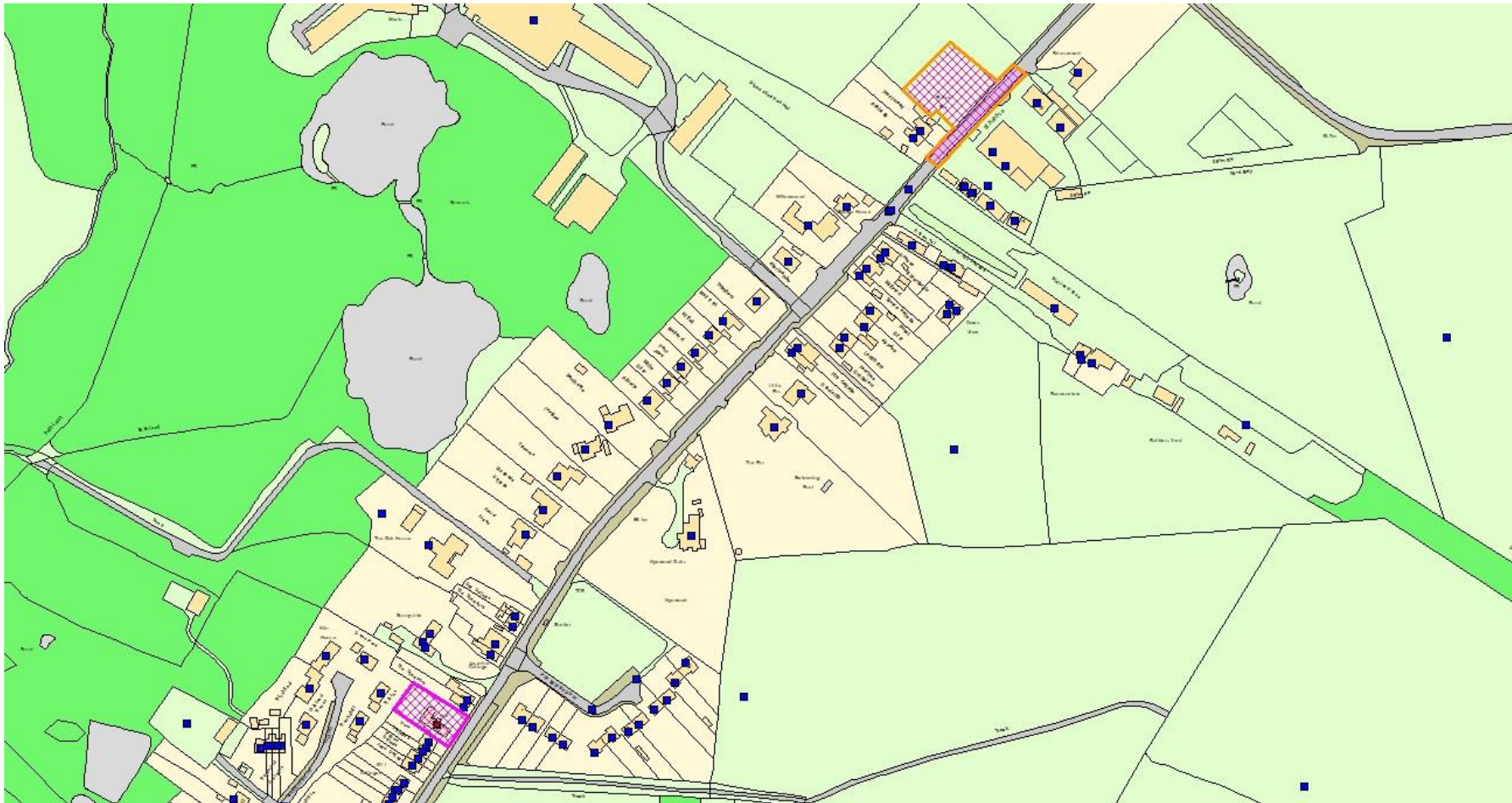
## **14. Proactive Working**

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

Officer, the opportunity to provide additional information to overcome technical issues and the opportunity to amend the proposal to add additional value as identified by SDNPA Officers and consultees.

**TIM SLANEY**  
**Director of Planning**  
**South Downs National Park Authority**

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Appendices I. Site Location Map  
SDNPA Consultees Legal Services  
Background Documents Planning application (documents, representations and consultation responses)  
<https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>  
South Downs Local Plan 2014-2033  
[https://www.southdowns.gov.uk/planning/south-downs-local-plan\\_2019/](https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/)  
National Planning Policy Framework (2019)  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>  
The South Downs National Park Partnership Management Plan (2014-2019)  
<https://www.southdowns.gov.uk/national-park-authority/our-work/partnership-management-plan/>  
English National Parks and the Broads: UK Government Vision and Circular (2010):  
<https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010>  
South Downs Integrated Landscape Character Assessment (2011)  
<https://www.southdowns.gov.uk/planning/planning-advice/landscape/>



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