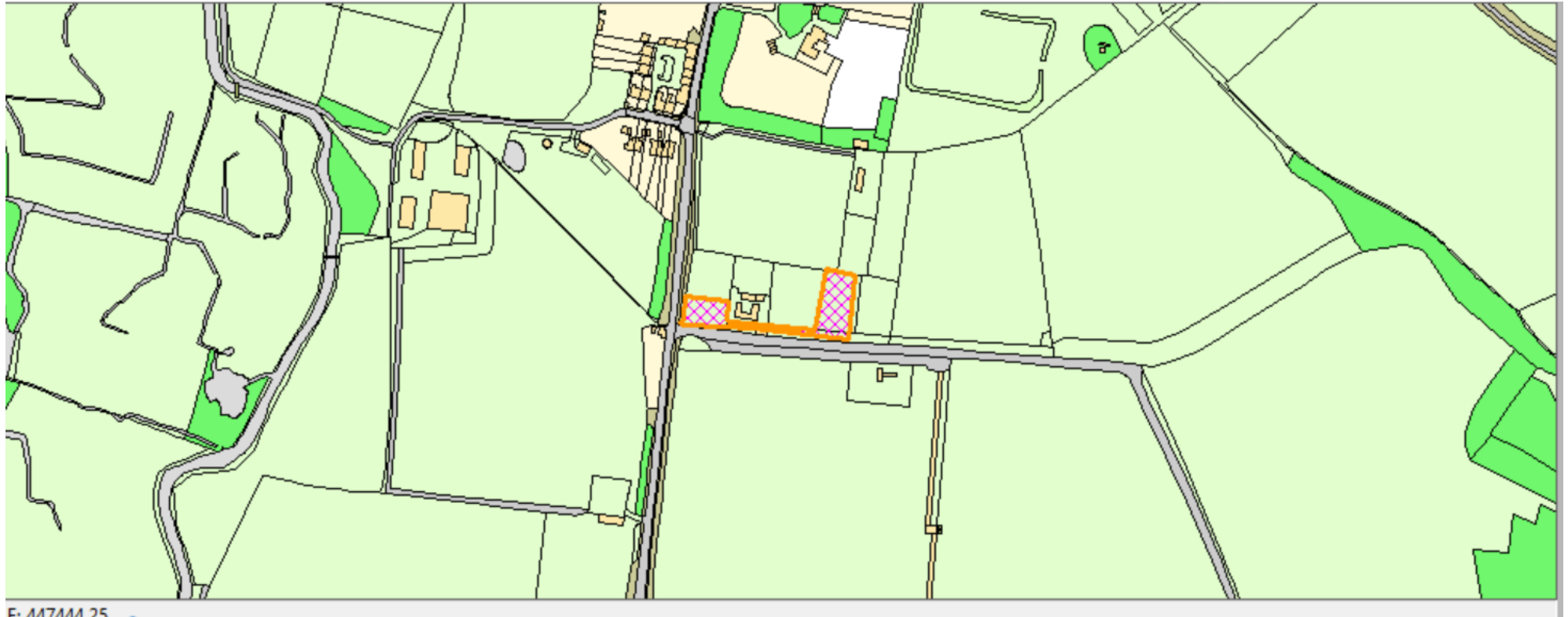


Report to **Planning Committee**
Date **12 September 2024**
By **Director of Planning (Interim)**
Local Authority **Winchester City Council**
Application Number **SDNP/22/02180/FUL**
Applicant **Mr V Scappaticci**
Application **Change of use of the land from equestrian to tourism and the siting of 3 eco pods. (Revised location of eco pods).**
Address **Land adjacent to Hare Lane, Twyford, Hampshire, SO21 1FR**

Recommendation:

- 1) That authority be delegated to the Director of Planning, in consultation with the Chairman of Planning Committee, to grant planning permission subject to:
 - i) The satisfactory resolution of the issue of nitrate and phosphate neutrality
 - ii) A S106 legal Agreement, the final form of which is delegated to the Director of Planning to secure Nitrate and phosphate neutrality mitigation measures (as necessary)
 - iii) The conditions set out at Paragraph 10 of the report and any amendments or other conditions required to address nitrate and phosphate neutrality, as necessary.
 - 2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 12th September 2024 Planning Committee meeting.
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Site Location Map



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Executive Summary

Key Matters

- The site is set within the open countryside to the South of Twyford Village, outside the settlement boundary.
- The blue line plan submitted shows the overall ownership of the site and the redline plan shows the land at the western edge of the site, the access track, the stables and the field immediately adjacent to this. The land is currently used for equestrian stabling and grazing. The proposal is to erect 3 eco pods of tourist accommodation on the land, vehicular access to these will be via the existing access from Hare Lane to the stables.
- The adjacent stable block on the same site is subject to a separate application to convert it into 4 tourism units. This is considered under a separate application SDNP/22/02181/FUL and report to committee.
- The main issues for consideration are the principle of tourist accommodation in this location and the impact of the pods on the immediate and surrounding landscape. Officers consider the proposals to be acceptable and permission is recommended.
- The scheme is before members due to the level of objections raised in relation to the proposal.
- It should be noted that the late submission of a revised red line plan in July necessitated the re-advertisement of the application and re-consultation of the Parish Council and neighbours. The proposals have not materially changed since the original revision of March 2023, drawing number 2849/010 -04-revB.

1. Site Description

- 1.1 Access to the site is off the B3335 and is also the access for Hare Lane (a footpath), and another, single track road leading to Hare Farm which is South East of the site. The site, adjacent stables and immediately surrounding fields are currently within equestrian use. The site is a 0.22ha plot. The land is horse grazed pasture with hedgerows and trees bordering the north and south boundaries.
- 1.2 The land slopes gently from west to east and the larger fields on the eastern portion have far reaching views over the valley. The location of the proposed eco pods is in close proximity to the existing stables and hard standing associated with these, this is the lowest part of the site and is screened along its boundaries by hedgerows. The nearest residential property is Hare Farm to the southeast, over 170 metres away.
- 1.3 There are no environmental designations or constraints on the site. Footpath 234/25/1 runs along Hare Lane, adjacent to the track and footpath 234/24/3 runs across the northeastern boundary of the top field parcel. The site is approximately a mile away from Shawford Railway Station.

2. Relevant Planning History

- 2.1 The site was subject to a pre application enquiry in April, the conclusion of which was; *“The principle of the use of the site as tourist accommodation is considered likely to be acceptable; however this is subject to further consideration, showing drawings of the building form and more in depth plans of the site's new use.”* It should be noted that this pre application submission included for the conversion of the stables as well, but only for 3 units. So a total of 6 units of tourist accommodation altogether.
- 2.2 There is no other relevant planning history.

3. Proposals

- 3.1 3 ‘eco pods’ are proposed as part of this application. During the course of the application the proposals were revised to relocate the pods from land on higher ground (where they were far more visible) to land adjacent to the stables on lower ground and with limited visibility.

4. Consultations

- 4.1 **WCC landscape officer** - Revised location of the pods is much improved. It is recommended that parking is provided for the pods at the stables.
- 4.2 **HCC Ecology** – No objection subject to conditions
- 4.3 **WC Drainage** – No objection subject to condition
- 4.4 **HCC highways** – No objection
- 4.5 **SDNP Tourism Officer** – supportive in principle, subject to conditions.
- 4.6 **Natural England** – Additional information required (which was supplied by Applicant) Any further comments to be reported to Planning Committee verbally.
- 4.7 **Twyford Parish Council Comments;** Objection for the reasons below:
 - Currently grazing field is a recreational facility for 17 local residents who keep their horses there
 - The application lacks detailed information on building method, landscaping and planting
 - Horse Chestnut at the entrance should be protected by a TPO
 - Contrary to the SDNP local plan and the Twyford Neighbourhood Plan
 - Two applications (this and that for the conversion of the stables) should be considered jointly
 - No amenity space for the pods
 - Cumulative impacts of other development should be considered, including SDNP/21/05173/FUL

5. Representations

- 5.1 At the time of writing 33 letters of objection had been received and 13 letters of support.
- 5.2 The letters of objection raise the following issues;
 - Does not conform to the neighbourhood plan and is contrary to development plan policies LHE1 and SD4.3
 - Will harm the landscape
 - Will be a loss of equestrian facilities
 - There is no demand for holiday lets in Twyford
 - Noise and disturbance
 - Overdevelopment of rural area
 - Loss of natural habitat
 - Set a precedent
 - Increased traffic
 - At odds with the purposes of the national park
 - Highly visible location
 - Twyford should be prevented from sprawling outwards.
 - Not clear from the proposal what materials will be used for the pods, and they are unnecessarily tall.
 - What considerations are in place to prevent pollution and potential ground pollution from wastewater.

- The separate application for the conversion of the stables makes sense as they are already built.
- The supporters are not residents of the village
- Will disrupt the wildlife
- Hare Lane is an ancient and historic trackway
- Hunters Park is a registered garden

5.3 Officer Comment: Hare Lane is not registered with Historic England. It is a historic track but has no statutory protection and neither is it a historic road as cited in the Twyford NP.

5.4 Officer Comment: Hunters Park is not registered with Historic England and has no statutory protection.

5.5 The letters of support note that the holiday lets would benefit the local economy and are non-obtrusive and well placed to make use of Shawford Train Station.

6. Planning Policy

6.1 Most relevant policies of the adopted Twyford Neighbourhood Plan 2019-2033.

- SBI and SB2 – Settlement Boundary and development outside the settlement boundary
- ST1 Visitor and Tourism Facilities
- LHE1 – protected gaps
- LHE2 Landscape and views

6.2 Most relevant policies of the adopted South Downs Local Plan (2019) (a longer list of other relevant policies and legislation can be found in Appendix I)

- SD4: Landscape Character
- SD5: Design
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD19 : Transport and Accessibility
- SD23: Sustainable Tourism
- SD34: Rural economy

6.3 Relevant supplementary planning documents (SPD) and other guidance

- Parking for Residential and Non-Residential Development SPD (2021)
- Ecosystems Services TAN
- Design Guide SDP
- Sustainable Construction SPD

6.4 Most relevant sections of the National Planning Policy Framework 2023.

- Section 12: Achieving well designed and beautiful places
- Section 15: Conserving and enhancing the natural environment.

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

- Policy 1 – Landscape
- Policy 3 – Dark Night Skies
- Policy 43 -Support new tourism

7. Planning Assessment

Principle of development

- 7.1 The site lies in the countryside location outside of the built-up area boundary where the countryside is protected for its own sake. Development will only be permitted in exceptional circumstances or where there is a strong justification for a countryside location.
- 7.2 Paragraph 84 of the NPPF seeks to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings, and the development and diversification of agricultural and other land-based rural businesses. Sustainable rural tourism, which respects the character of the countryside, is also supported, including the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities.
- 7.3 Policy SD25(2) outlines that, exceptionally, proposals outside of defined settlements are permitted where they meet other relevant Local Plan policies, respond to the landscape and conserves and enhances the special qualities of the National Park. In these regards, the assessment below outlines compliance with other relevant policy (SD23) and it would be an appropriate use of the site. There is, therefore, no conflict with policy SD25.
- 7.4 Policy SD23 Sustainable Tourism outlines a range of criteria to assess proposals. These are addressed in the assessment below, which demonstrates that there is substantial compliance with this policy.
- (a) provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;
 - (b) design and location of development minimises need to travel;
 - (c) proposals not detracting from the experience of visitors or adversely affect the character, historical significance, appearance amenity of the area;
 - (d) Developments make use of existing buildings, if possible. and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;
 - (e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;
 - (g) (i) that proposals make a positive contribution to the natural beauty, wildlife and cultural heritage of the National Park and
(ii) are closely associated with other attractions/tourism uses including public rights of way.
- 7.5 In addition to the Local Plan policies, Twyford Neighbourhood Plan is also relevant with regards to the principle of development. This states that outside the settlement boundary, only proposals which comply with other policies in NP will be permitted (policy SD 1). Policy ST 1 states that new visitor attractions will be supported in accordance with SD 23 (of the SDNP Local Plan) provided:
- (a) The proposal is justified by Twyford’s particular assets.
 - (b) There is a need for the development in that location.
- 7.6 And the NP goes on to state that “Visitor accommodation will only be supported within the settlement boundary unless the circumstances as set out in Strategic Policy SD 23 of the SDNP Local Plan (Part g) apply to the site or the building concerned”.

- 7.7 The site is adjacent to a Public Right of Way and within 1 mile of Shawford Rail Station. There are 2 buses, the 61 (Winchester to Eastleigh), the 69 (Winchester to Bishops Waltham) that serve the B3335 and the nearest bus stop is approximately 100 metres away from the site entrance. Twyford war memorial, on top of Hazely Down and Twyford Waterworks can both be reached via a network of public footpaths from the site. The site is a short walk off the main Itchen Navigation Trail and also accessible to the South Downs Way, Pilgrims Trail and Monarchs way are all accessible on foot from the site.
- 7.8 A condition (5) is recommended requiring that applicants submit details of how they will encourage sustainable travel as part of their advertising and management package. This will assist in minimising the need for car travel.
- 7.9 This application only proposes 3 units of tourist accommodation and will utilise an existing access track and hardstanding area already on site as part of the equestrian use. The pods are located close to a public footpath and occupants will be able to immediately appreciate the special qualities of the Park. There are no existing buildings on this part of the site and, now that they have been relocated to site better within the topography as requested by the Winchester Landscape officer, the new buildings are considered to sit quietly in the setting and will be further enhanced by the proposed planting, shown indicatively on the drawings and to be secured as part of a condition (9).
- 7.10 Overall, the proposals contribute to nature via an increase in BNG and the design and location of the buildings is considered to be sensitive to the site and surrounding area. The application will have a positive impact on biodiversity and wildlife and provide a platform for visitors to access the wider environs of the Park via the public footpath network.
- 7.11 In summary, there is overall compliance with SD23 and SD25 and ST1 of the Neighbourhood Plan and the principle of tourism in this location is considered acceptable.

Layout & Landscape

- 7.12 The site is located with the 'Itchen Valley Slopes' south as defined by the supporting landscape assessment to the neighbourhood plan (NP). The South Downs integrated landscape assessment has informed the NP landscape assessment and describes this part of the South Downs as Character Area 4 (Itchen Valley). The NP landscape assessment notes that key landscape characterises and sensitivities specific to this character area include Pasture, paddock and arable fields along the sloping valley sides and tree belts and hedges which provide some enclosure along the valley sides and adjacent to the settlement edge. The assessment notes that the area plays an important role to the rural approach to the village and the undeveloped gap which separates Twyford and Colden Common. Development considerations include conserving the small, gently sloping paddocks and pasture fields that reach into the settlement, to explore opportunities to increase access to the valley floor linking to the Itchen Navigation and to conserve the character of rural lanes and tracks, including the rural approaches to the village.
- 7.13 The position of the pods has been revised during the course of the application to be located in close proximity to the existing stable block, at the bottom of the hill. Further to these revisions the landscaping officer has confirmed that the pods will be sufficiently low enough in the landscape setting to be unobtrusive. Comment has been made by the officer that it would be preferable for all parking to be contained in the stable yard, rather than the pods having their own parking. The applicant is amenable to this proposal and has submitted an updated drawing to show this. This will be secured by condition.
- 7.14 The revised siting of the pods as well as the change in parking location make best use of the site's topography with new built form at the bottom of the hill, in close proximity to the existing structure of the stables, proposed parking and access point. Whilst the pods would be visible from the public right of way this visibility would be read in conjunction with the existing form of the stables and screened by proposed planting (secured as part of a landscaping scheme – condition 9). There is sufficient space between the pods to allow privacy for users whilst forming a coherent group together with the stables and their revised positioning ensures that the pods would not be unduly prominent in views into the site from the wider surrounds.

- 7.15 Whilst Hare Lane is referred to as an ancient trackway in third party reps, it does not have formal designation as such. The 'lane' is an unmade track which leads off the B3335 in a eastwards direction for approximately 400 metres before curving round the south. It is a designated footpath (234/25/1) and largely shielded from the application site by a mature hedgerow on its northern side.
- 7.16 The South Downs Document 'Roads in the South Downs' notes that "The relationship between highways (with all the associated infrastructure that goes with them) and the built and natural environment lies at the core of public perceptions of the National Park. Roads define our sense of place". This application does not propose to change the existing access point to the stables, which is a single track with unmade surface. Both the 3 eco pods proposed as part of this application and the 4 units proposed within the stables (SDNP/22/02181/FUL) would utilise this access. The applicant has stated that car parking will be constrained to the area immediately adjacent to the stables and on informal hardstanding and existing tarmac, rather than in a designated car park. The proposed landscaping condition (9) requires details of all surfaces because the detail contained within the application is limited. Currently this area is where those keeping horses at the stables and/or fields park, as well as horseboxes.
- 7.17 Given the lack of change to the existing access point and the fairly low-level proposed use of the site it is not considered that the use of the existing track for this purpose or the location of car parking would have an adverse impact upon the rural character of the adjacent footpath along Hare Lane.
- 7.18 Twyford Local Plan policy LHE1 refers to protected gaps and this site is shown to be within the gap between Coldon Common and Twyford. The purpose of the policy is to prevent the coalescence of the two settlements and retain the identity of both. The small-scale nature of this application and the retention of the land surrounding the pods as wildlife areas (immediately adjacent) or horse grazing (all the fields to the east) will ensure that the gently sloping open nature of the fields to the East is retained. The positioning of the pods adjacent to the stables means they will be read in conjunction with this already existing mass and the important gap and rural feel of this part of the landscape is retained.
- 7.19 In summary, some consultees and third parties raise concern about the siting of the Pods and this impact upon the site and surrounding landscape character. However, many of these concerns have been addressed by the re-siting of the pods and, for the reasons above it is considered that a satisfactory scheme can be achieved that accords with policies SD4, SD5, SD23 and the criteria (c)(d) and (g) a referred to above as well as the Twyford Local Plan.

Pod Design

- 7.20 The single storey Pods are of an unusual, but simple design. Each unit is bespoke and formed with timber cladding, aluminium windows and a rolled zinc roof. Each pod is approximately 21sq metres in size and contains a bedroom, kitchen/living area and bathroom. They are 8 metres in length, 4 metres wide and 6 metres high at its tallest point. Whilst this may seem tall it is considered that the 'X' shaped design of the roof reduces the potential impact of each pod and makes the overall height far less unobtrusive. Whilst an unusual design it is considered that the modest size of the units combined with the small number of them (3) and their sensitive placement within the site ensures that each pod is able to sit comfortably on the site without unduly impacting the rural nature of the site.
- 7.21 Local concern has been raised about the lack of detail supplied with the application however it is considered that the form and size of the structures can be understood from the submission and details conditions (6 and 7) are recommended to ensure that further information is provided regarding proposed materials. The pods would be of an acceptable scale, form, and appearance and sit quietly within this rural context and the proposed planting plan. They, therefore, accord with policies SD5 and SD23(1)(c), (d), and (gi) in particular.

Cumulative Impact

- 7.22 Third party comments raise concerns regarding the cumulative impact of this application, the conversion of the stable's application (SDNP/22/02181/FUL) and an application on land in close proximity to the site at Hare Farm (SDNP/21/05173/FUL) which proposes the regularisation of 20 grass pitches and to allow for occasional rallies to be held for up to 50 caravans. The former is put to committee at the same time as this application and it is clear that both applications SDNP/22/02181/FUL and SDNP/22/02180/FUL together would result in an additional 7 units in this location, this quantum is considered acceptable. With regards to the latter application, this has not been determined yet and it is not considered that a reason for refusal could be sustained on cumulative impact.

Sustainability and SUDs

- 7.23 The application doesn't provide detail of sustainability measures or SUDs at this stage. It is recommended that the requirements of SD 48 are secured as part of a detailed condition (8). Given the small number of the pods proposed and the amount of land in which they are set it is considered that there will be ample opportunity to manage water run off on site, and therefore conditions (12 and 13) are also appropriate in this regard.

Highways and parking

- 7.24 The highways Authority have not objected to the application. The revised drawings now show 1 car parking space per pod which is considered acceptable. As noted at paragraph 7.12 above the applicant has agreed a condition in relation to the location of the proposed car parking for the pods. This condition (15) also notes that any drawings submitted to discharge the condition should only allow for a total of 3 spaces, which would be compliant with the SPD and additionally requests details of cycle parking, which are not provided either.

Neighbouring amenities & Dark Night Skies

- 7.25 Third parties have raised concerns regarding noise and disturbance. The level of activity overall from the development is also unlikely to significantly affect surrounding amenities given the relationship with neighbouring properties, this edge of village location and use of the existing access directly onto the B3335.
- 7.26 Whilst there is a large amount of glazing to the front of the pods, the eaves proposed have an overhang in excess of 1.5metres, which will restrict upward light pollution. Notwithstanding this a condition is recommended (12) requiring further detail of a suitable lighting scheme in order to minimise light pollution to the sky and to any surrounding properties. In these respects, the proposals accord with policy SD5 and SD8.

The Conservation of Habitats Regulations (2017)

- 7.27 It is determined that there is the potential for a likely significant effect upon the Solent SPA by virtue of overnight accommodation that would result in nitrates. Additionally, it is determined that there is potential for a likely significant effect upon the River Itchen SSSI by virtue of overnight accommodation that could result in phosphates.
- 7.28 Following this screening, there is, therefore, the need to fulfil the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) via an Appropriate Assessment.
- 7.29 The recommendation before Members is to delegate this more technical matter to the Director of Planning, in consultation with the Chairman of the Planning Committee to resolve, which will likely involve the completion of a legal agreement to secure mitigation measures and monitoring, prior to the grant of planning permission. Provided this aspect of the scheme is addressed it would accord with policy SD10 and the aforementioned Regulations.
- 7.30 Separately, it is considered that the proposals are unlikely to have a direct significant effect upon the Solent SPA, the River Itchen SSSI or other similarly designated sites regarding recreational disturbance due to their proximity.

Ecology and biodiversity net gain

- 7.31 During the course of the application further details were sought from the applicant regarding ecology and biodiversity net gain.
- 7.32 The application was submitted before BNG became mandatory and is therefore exempt from mandatory Biodiversity Net Gain. However, Policy SD9 (b) of the South Downs Local Plan notes that development proposals should identify and incorporate opportunities for net gain in biodiversity. Paragraph 2.5 of the TAN confirms that the Authority is seeking a minimum of 10% net gain in biodiversity. The current metric for this scheme, as submitted at time of writing, shows a positive change of 11% habitat unit. The applicant has also proposed an additional hedgerow along the eastern boundary and this will increase the number of hedgerow units.
- 7.33 A condition is proposed (number 9) requiring a landscaping and planting scheme and condition 10 secures the ecological mitigation and on site BNG enhancements.

Trees

- 7.34 No trees are to be removed as a result of the development. A horse chestnut exists at the entrance to the site, however no works are shown within the vicinity of this tree and the access track is already in place. A condition is attached preventing change to the surface treatment, width or level of this access track.

8. Conclusion

- 8.1 Overall, the scale and design of the proposals are acceptable having taken into account consultee responses, representations, and the landscape character and appearance of the immediate and surrounding area. There are no impacts upon surrounding amenities as a direct result of these proposals which would justify a refusal of Planning Permission.
- 8.2 The NPPF outlines overarching economic, social and environmental objectives to sustainable development. Environmentally, the scheme would enhance on site BNG, provide ecosystems services enhancement and meet the sustainability credentials of the local plan.
- 8.3 The proposals substantially comply with the Local Plan and the NPPF, National Park Purposes and duty, and relevant legislation. There are no material considerations of sufficient weight which would justify refusing permission.
- 8.4 The application is, therefore, recommended for approval subject to the conditions as set out below.

9. Reason for Recommendation

- 9.1 That planning permission be granted subject to:
 - 1) That authority be delegated to the Director of Planning, in consultation with the Chairman of Planning Committee, to planning permission be granted subject to:
 - i) The satisfactory resolution of the issue of nitrate and phosphate neutrality
 - ii) A S106 legal Agreement, the final form of which is delegated to the Director of Planning to secure Nitrate and phosphate neutrality mitigation measures (as necessary)
 - iii) The conditions set out at Paragraph 9.1 of the report and any amendments or other conditions required to address nitrate and phosphate neutrality, as necessary.
 - 2) That authority be delegated to the Director of Planning to refuse Planning Permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 12th September 2024 Planning Committee meeting

10. Conditions

Time limit & Approved Plans

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

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

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

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

Use

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

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

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

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

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

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

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

Materials

6. No development shall be commenced unless and until a schedule including materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, and rainwater goods of the proposed buildings, have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform in full to those approved.

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

Levels

7. No development shall commence until details of site levels and longitudinal and latitudinal sections through the site, have been submitted to and approved by the Local Planning Authority. These shall show how the buildings are proposed to be set into the topography of the site, in comparison to existing levels. The development shall thereafter be implemented in full accordance with the agreed details.

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

Sustainable Construction

8. No development shall commence until detailed information in a Design Stage Sustainable Construction Report showing how the development will address climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials is submitted to and approved by the Local Planning Authority. This report should demonstrate.
 - a. The location of an EV charging point
 - b. Calculations to show water usage as no more than 110 litres per person per day.
 - c. Any mitigation measures (such as solar panels) proposed.
 - d. Separate internal bin collection for recyclables matching local waste collection service.
 - e. How the buildings will be designed to minimise overheating risk.

Once agreed and approved the design stage sustainable construction report shall be implemented and the measures within it maintained in perpetuity.

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

Landscaping

9. No development shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a. Written specifications (including cultivation and other operations associated with plant and grass establishment);
 - b. Planting methods, tree pits & guying methods;
 - c. Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - d. Retained and new trees and hedgerows;
 - e. Plant, grass and tree species to be of native, locally characteristic varieties, and informed by soil testing on site;
 - f. Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces;
 - g. Details shown of the siting, specifications and management of a SUDs system and how this relates to new and retained planting;
 - h. Details of all fencing, gates or other means of enclosure;
 - i. A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping Works shall be implemented in full accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first ten years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

Ecology

10. Development shall proceed in accordance with the measures set out in Section 4 of the Ecological Assessment by GS Ecology (December 2021) and Section 7 and 8 of the Biodiversity Net Gain Assessment report by SPP (February 2024).

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

Dark night skies

11. No development shall commence until a dark night sky compliant lighting scheme is submitted to and approved by the Local Planning Authority. The scheme shall specify the type and location of all external lighting to be installed on site and its management. Details of the glazing specification of the pods shall meet dark night skies compliant standards, unless it can be demonstrated that the glazing can be otherwise shielded to prevent upwards light spillage. The agreed measures shall thereafter be implemented and retained in full accordance with the approved details.

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

Drainage

12. No development shall commence until a detailed sustainable surface water drainage scheme, including a Management Plan detailing its future management and maintenance, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be undertaken and maintained in full accordance with the approved details.

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

13. No development shall commence until a detailed drainage scheme for the means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include drainage calculations and a Management and Maintenance Plan. The development shall be carried out and retained in full accordance with the approved details. No pod shall be occupied until the drainage system has been implemented in full accordance with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

Highways

14. Notwithstanding the submitted drawings, prior to the commencement of development a revised drawing shall be submitted to and approved by the local planning authority. This shall show 3 parking spaces to be dedicated to the approved eco-pods and in close proximity to the stables. The development shall be implemented in accordance with the approved plan and no other area of the site shall be used at any time for car parking. .

Reason: To ensure adequate on-site parking is provided and to avoid landscape harm

15. Prior to the development being brought into use, detailed plans showing covered and secure cycle parking spaces at a ratio of 1 per pod shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter.

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

Trees

16. No works shall involve a change in the surfacing of, a change to the width of, or a change in gradient/level of the existing access track.

Reason: In the interests of the amenity and the landscape character of the area and to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

MIKE HUGHES

Director of Planning (Interim)

South Downs National Park Authority

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Appendices: Appendix I. Information concerning consideration of applications before committee
SDNPA Consultees Legal Services, Development Manager
Background Documents: [All planning application plans, supporting documents, and consultation and third party responses](#)
[National Planning Policy Framework \(2023\)](#)
[South Downs Local Plan \(2014-33\)](#)
[South Downs National Park Partnership Management Plan](#)
[Adopted Affordable Housing SPD - South Downs National Park Authority](#)
[Adopted Parking SPD - South Downs National Park Authority](#)
[Adopted Design Guide SPD - South Downs National Park Authority](#)
[Adopted Sustainable Construction SPD - South Downs National Park Authority](#)
[Biodiversity Net Gain Technical Advice Note \(TAN\) - South Downs National Park Authority](#)
[Ecosystem Services Technical Advice Note \(TAN\) - South Downs National Park Authority](#)
[Roads in the South Downs – South Downs National Park Authority](#)