

**Agenda Item 7**  
**Report PC24/25-30**

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|--------------------|---|
| Report to          | <b>Planning Committee</b>   |
| Date               | <b>10 April 2025</b>  |
| By                 | <b>Director of Planning</b>   |
| Local Authority    | <b>East Hampshire District Council</b>  |
| Application Number | <b>SDNP/24/03588/REM</b>  |
| Applicant          | <b>Dandara Southern Ltd</b>   |
| Application        | <b>Development Reserved matters application pursuant to SDNP/18/06292/OUT, involving details of access, appearance, layout, scale and landscaping for a green space and the construction of 85 new homes with associated infrastructure including internal movement routes and sustainable urban drainage features.</b> |
| Address            | <b>Land north of Buckmore Farm, Beckham Lane, Petersfield, Hampshire</b>  |

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**Recommendation:**

- 1) That planning permission be refused for the reasons set out in paragraph 9.1 of this report.**
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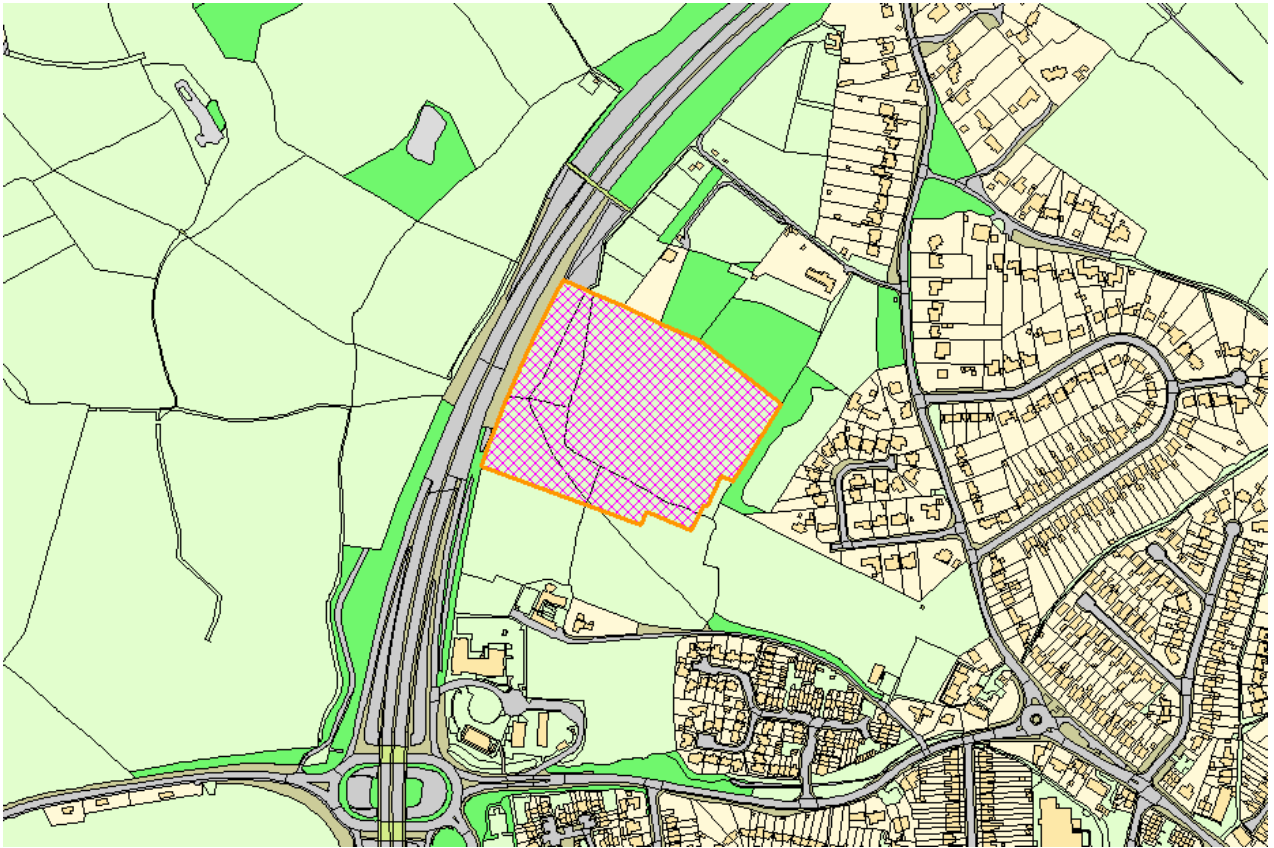
**Executive Summary**

Key Matters

- The application site forms part of a wider Petersfield Neighbourhood Development Plan (PNDP) allocation for new housing, open space and commercial development.
- Outline planning permission was granted in 2020 for new commercial development, up to 85 dwellings, open space and vehicle access from Winchester Road. The commercial area and access through it towards the housing site have Reserved Matters approval.
- This current application considers all Reserved Matters of access, layout, scale, appearance and landscaping for 85 dwellings and open space.
- There is a separate Reserved Matters application at agenda item 6 for the main access into the housing site. The point of access into the site is considered to be acceptable.
- There has been significant engagement with the Applicant at the pre-application and application stages. A full suite of revised plans were submitted in February and re-consulted upon, however, unfortunately the revised scheme is unacceptable as a whole.
- The Applicant has submitted further revisions regarding the design of the flats, flank elevations for 2 houses on corner plots and a different materials strategy involving red clay tiled roofs, rather than roofscape entirely of slate.

- It is considered that a fair opportunity to amend the scheme has been given and the February deadline was agreed, after which a re-consultation would take place in time for the application to be considered at the April planning committee meeting. These further plans have, therefore, not been accepted and the report is written on the basis of the plans submitted on 17<sup>th</sup> February.
- The Outline Planning Permission includes a condition which requires the detailed design to accord with a Design Framework document (May 2019). Additionally, PNDP policy sets out design principles for the site.
- The proposed layout does not fully address a landscape-led and ecosystems services approach within the overall planning balance. It does not sufficiently account for the site's existing characteristics, habitat, and natural drainage patterns, which have been given weight in the overall considerations.
- Regarding drainage, it is considered that an overly engineered approach is proposed in combination with insufficient provision of surface drainage features and landscaping within street scenes to capture water at source (plus provide biodiversity and amenity benefits). A greater reliance on a 'pipe to pond' drainage strategy is proposed.
- The drainage strategy lacks sufficient technical details to satisfy the Lead Flood Authority. A reason for refusal on this basis is recommended. Notwithstanding, were the technical details resolved, this would not outweigh the broader landscape-led and design concerns raised.
- There is a range of design related concerns about the layout, such as more characterful street scenes and road hierarchy for example. The architecture overall also does not sufficiently reflect the positive vernacular of Petersfield.
- The internal roads are not intended to be adopted. Whilst officers have advocated that this affords greater flexibility in the design, the Highways Authority have raised notable design issues and lack of technical drawings (i.e visibility splays and tracking) to satisfactorily demonstrate that there would be safe access/egress within the layout. On this basis, a reason for refusal is recommended in the absence of further information to demonstrate otherwise.
- A PROW runs through the open space along the western site boundary. The proposals have not sufficiently demonstrated that the PROW would not be affected by virtue of the proposed landscaping, siting of an acoustic barrier, and area of fenced ecology mitigation habitat. A solution would be to re-route the PROW onto a proposed central path through the open space but in the absence of this being secured and an associated financial contribution a reason for refusal is recommended.
- The application is before Members due to the scale, nature and location of development and the issues raised.

**Site Location Map**



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## **I. Site Description**

- 1.1 The site is on the western edge of Petersfield and close to the A3. It comprises of fields defined by mature trees and hedgerows. The field proposed for housing is enclosed by mature trees, with the southern belt of trees subject to a Tree Preservation Order and includes a veteran tree. This field slopes upwards from the southeast to northwest corners. Within it is a roughly central area where there is a wetter rush habitat and along the southern boundary is an area of wetter ground.
- 1.2 Three other fields within the application site wrap around the field for development. They also abut the site of an approved (unbuilt) commercial scheme to the south and the A3 to the west. These fields are rough grassland and there is a made footpath which runs from Beckham Lane. The Bell Hill recreation ground is also to the east.
- 1.3 Beckham Lane, south of the site, is a narrow private lane which is currently the only access to the site. There is a newly constructed road between Beckham Lane and Winchester Road which is planned to extend further northwards as the access for the permitted commercial scheme and the application site. There are residential properties east of the site on Buckmore Avenue. Further south is an existing commercial area with a hotel, offices, storage and a petrol station.
- 1.4 There are immediate views of the site when using the existing footpath. The site is well enclosed and there are no particular wider views into the site. Conversely, there are open views south towards Butser Hill from within the site. The site is well screened from the A3 due to mature vegetation.

## **2. Relevant planning history**

- 2.1 The site is allocated in the Petersfield Neighbourhood Development Plan (2013-2028) for new residential development. It is part of a wider allocation for new open space and commercial development further south. This wider allocation also benefits from Outline Planning Permission granted in December 2020, as below. In the PNDP, the housing allocation is also subject to design principles in policy H2.
- 2.2 SDNP/18/06292/OUT: Development of a business site comprising up to 4,730sqm (gross) of employment floorspace, a residential site for up to 85 dwellings and the provision of a green space (including diversion of a public right way) together with associated parking, landscaping and infrastructure. Approved 09.12.2020.
- 2.3 The 2020 Outline Permission includes a condition requiring future Reserved Matters scheme to accord with an approved Design Framework (May 2019). There is an associated Section 106 Agreement which in summary secures the following: affordable housing (30%), custom and self build dwellings, highway contribution and highways works, travel plan and open space.
- 2.4 SDNP/22/01335/REM: Reserved Matters application relating to SDNP/18/06292/OUT for the installation of the access road, landscaping and supporting infrastructure (Phase I - road). Approved 31.10.2022
- 2.5 SDNP/23/00746/REM: Reserved Matters application relating to phase II (commercial) works of SDNP/18/06292/OUT, for the approval of access, appearance, landscaping, layout and scale of the employment floorspace up to 4730sqm (gross) and associated works. Approved 15.08.2023.
- 2.6 SDNP/24/01907/REM: Approval of reserved matters pursuant to outline planning permission SDNP/18/06292/OUT - Details of proposed road between Phase 2 employment site and the housing site. Under consideration at agenda item 6 of the April committee meeting.
- 2.7 SDNP/23/04199/PRE: Development of 85 new homes. The pre-application process involved a series of workshops. It also involved the Design Review Panel, with their conclusions also summarised below.

### The main design drivers were:

- Appropriate consideration of the wet habitat and drainage approach.

- Appropriate SUDs which avoids basins south of the trees.
- Address contours within the layout.
- Density a key consideration in terms of making space for environmental conservation and enhancements.
- Contemporary approach to architecture acceptable, but needs to reflect positive vernacular of Petersfield.
- Perimeter block layout approach should be developed further.
- Legibility through the site including views and focal points
- Sufficient green infrastructure, including street trees for example.

#### Design Review Panel

- Good baseline evidence prepared to support future design decisions and linking back to evidence is critical. Continue to develop the landscape strategy.
- Sustainable surface water drainage scheme is critical for a successful scheme; needs to respond to the existing functions of water on site and enhance.
- Architecture and heights must respond to landscape analysis and site characteristics.
- Avoid highways dominated scheme through the access and careful route design which considers topography and drainage; integrate parking.

### **3. Proposal**

3.1 This Reserved Matters application relates to the extant Outline Planning Permission (SDNP/18/06292/OUT) and seeks to agree the following details specifically for the residential elements of the outline approval:

- Access
- Layout
- Scale
- Appearance
- Landscaping

#### Access

3.2 The proposals closely relate to an accompanying application for the new access road leading into the site (SDNP/24/01907/REM), see agenda item 6.

3.3 The access for consideration would link with the proposed road in application SDNP/24/01907/REM at a point north of the existing tree belt, within the housing area of the outline consent. It would be the main access for the dwellings which internal roads would converge to.

3.4 Access also entails new pedestrian routes through the site including the new public open space. Links with the recreation ground to the east and the public right of way in the northwest corner of the site would be created.

#### Layout and scale

3.5 85 dwellings, SUDs basins and some open space on the northern side of the tree belt are proposed. South and west of the tree belt, adjacent to the approved (unbuilt) commercial scheme and the A3, new landscaped open space would be created. A new SUDs basin within this space and next to the proposed access is also proposed.

3.6 Dwellings are laid out within two perimeter blocks (i.e surrounded by roads and backing onto each other) in the eastern and central areas of the site. They comprise a mix of terrace, semi-detached, detached houses and flats, albeit the central perimeter block is predominantly detached dwellings in a more regimented layout. Two blocks of flats are

proposed in the southeast corner of the site and a third block is proposed in the north east corner. All of the dwellings would be 2 storey and the flats would be 3 storey.

- 3.7 Adjacent to the tree belt on their northern side are two SUDs basins, with the largest being in a prominent location at the site entrance.
- 3.8 In the western area of the layout, dwellings face towards and in some cases back onto the public open space. Detached houses are proposed in the northwestern area of the site and comprise a lower density of development compared with the rest of the scheme.
- 3.9 Garden sizes vary depending on the size of dwellings and private communal space is proposed for each block of flats. There is a mix of private driveways and communal parking and many of the detached properties have garages.
- 3.10 The housing mix is as follows:

| Size         | Number    |
|--------------|-----------|
| 1 bed flats  | 8         |
| 2 bed flats  | 12        |
| 1 bed house  | 4         |
| 2 bed house  | 7         |
| 3 bed house  | 42        |
| 4 bed        | 10        |
| 5 bed        | 2         |
| <b>Total</b> | <b>85</b> |

- 3.11 Overall, the no.1 bed properties constitute 14% of the 85 dwellings. There would be a predominance of 2 and 3 bed properties (22% and 49% respectively), whilst the larger 4 and 5 bed detached houses comprise 14% of the scheme.
- 3.12 A 3m high acoustic fence is also proposed on the western side of the open space adjacent to the A3.

Appearance

- 3.13 A contemporary architecture is proposed. Dwellings would have brick elevations with dark horizontal cladding employed either on front and side elevations, or for some house types on both elevations. Properties would have brick detailing on front elevations between ground and first floor windows. Properties would also have pitched slate roofs and flat roof front porches. There would be a mix of single and double garages with either hipped slate roofs or flat green roofs.
- 3.14 The flats would use the same brick as the dwellings and have horizontal brick detailing across elevations. The same dark cladding as the houses would be used on upper floor levels. They would predominantly have hipped slate roofs.

Landscaping

- 3.15 A site wide landscape scheme includes a variety of hard surfaces and planting. Roads would be tarmac apart from a shared surface for a secondary route which would be paved. There would be hoggin paths through the open spaces and pavements elsewhere. Driveways and the majority of communal parking areas would be block paved. There would be some communal parking and on street parking which would be within the tarmac roads.

- 3.16 Within the public realm, existing trees around the boundary of the site would be retained. New tree planting is proposed within the public open space and within street scenes and communal parking areas. The Suds basins would have planting which seeks to create new habitat or indeed the largest Suds basin seeks to incorporate the wetter rush habitat into it, which involves translocating it from areas of housing. The grassland within the open space would also be managed. New landscaping either side of the existing central tree belt is proposed. New planting alongside the A3 embankment would include tree and understory species.
- 3.17 Private front gardens would have lawns and hedging and rear gardens would have lawns. Boundary treatments around plots and within the public realm would be a mix of walls, hedging and close board fencing.
- 3.18 Amended plans in relation to the design of flats, 2 corner dwellings, and introduction of red clay tiles roofs have been submitted. However, the Applicant has had the opportunity to submit a full suite of amended plans in February in order to achieve the April planning committee meeting. Whilst the latest amended plans relate to a subsequent consultation response, it is considered that the proposals should be determined on the basis of the February plans.

#### 4. Consultations

- 4.1 The following responses have been received:
- 4.2 **Arboriculture:** Comments awaited, Members will be updated.
- 4.3 **Conservation:** No objection.
- 4.4 **Dark Night Skies:** No objection in principle. Full details of lighting scheme required, which shall follow dark sky principles and the SDNPA Technical Advice Note.
- 4.5 **Design:** Objection, as follows:

##### Layout

- Access through the tree belt and principle of a perimeter block development supported.
- Flats at site entrance uninspiring, unattractive entry into the scheme.
- Road hierarchy insufficiently corresponds with the number of dwellings routes serve.
- Poor quality public realm behind flats in southeast corner.
- Insufficient trees lining streets and many proposed within private gardens.
- Eastern internal road car dominated; needs low key rural character.
- Rear parking courtyard for flats would cause noise disturbance and security issues.
- Regimented layout of properties with repeated garages very urban.
- Insufficient space for meaningful SUDs in streets; water piped to ponds; need to incorporate more multifunctional SUDs.
- Concern SUDs basin excavations affect tree root protection areas (RPAs).
- Latest iteration has enlarged central SUDs area, but ecologically valuable habitat mostly built over and should feature as a natural drainage system and focus for development.
- Many issues could be resolved with less units or increasing density in northern area to make more space for SUDs, retain more habitat and introduce more street trees.
- Block paving on eastern access road highly suburban, suggest tarmac with chippings.
- Insufficient rear gardens for plots 68-73.

##### Buildings

- Contemporary approach acceptable in principle.

- Gables and roof pitches acceptable.
- Elevations do not provide interest, compared with articulation typical in Petersfield.
- Flats uninspiring and do not relate to local character.
- Fenestration on houses should follow local characteristics.
- Corner plots should be attractively designed to address both directions.
- Garages need to be larger is used for cycle storage.
- Insufficient green roofs and opportunities missed.

#### Materials

- Exclusive use of grey slate not locally characteristic; Petersfield characterised by red clay tile roofs, with some slate.
- Light coloured brick elevations uncharacteristic.
- Black timber cladding not characteristic and inappropriate.

#### Sustainability

- 69% CO2 improvement over Building Regulations which is positive.

#### Overall

- Modest improvements made but fundamental problems persist in layout.
- Building design and materiality needs to address local distinctiveness.
- Suggest increasing density in NW corner to create more space for wetland area, SUDs and street trees.

4.6 **Drainage:** No objection, subject to conditions.

4.7 **Ecology:** Objection.

- Unclear why rush pasture (higher ecological value) cannot be incorporated into the soft landscape scheme. Its translocation to SUDs basins should be a last resort.
- Insufficient justification regarding the loss of rush habitat, with careful consideration this habitat can be retained in a layout.
- Create greener street scenes.
- Recommend site layout and planting plans are re-considered to enable retention of the rush pasture and protect mature vegetation.
- No significant concerns regarding proposed specific protected species mitigation, however:

#### Bats

- Sensitive lighting strategy required.
- New scrub planting proposed would provide additional commuting/foraging resources, but landscape plans need to be re-considered to avoid planting in root protection areas and conflict with existing vegetation.
- Treed avenues along the access should be considered, alongside east-west green corridors in central areas.

#### Reptiles

- Mitigation constrained to a fenced area in northwest corner, whereas the entire public open space could contribute to habitat with appropriate management.

#### Dormice



- Small area of suitable habitat to be cleared and sufficient mitigation proposed, however, further consideration of the landscape scheme needed.

4.8 **Environmental Health:** No objection, subject to a condition.

4.9 **Highways Authority:** Objection.

- Concern whether road design accommodates all movements safely, including visibility carriageway widths, vehicle tracking.
- Visibility splays in certain areas substandard and cross private curtilages.
- Revised layout improves pedestrian and cycle connectivity; better reflects likely desire lines to could encourage walking and cycling.
- All pavements should be 2m wide; instances of 1-1.5m within layout. No pavement in front of plots 52 and 53 a safety concern.
- Width of main roads acceptable.
- Pedestrian crossing points not shown; must demonstrate they can be accommodated.
- Highway safety from reduced width of secondary shared surface road; potential use as a short cut to the northwest area of the site; seek to avoid this route being a 'rat run.'
- Extent of block paving on shared road in relation to any visually impaired residents.
- Smaller paved shared surface at plots 55-59 acceptable.
- Kerb alignment at plot 51 to be addressed; avoid vehicles hitting it/mounting pavement.
- Hoggin rather than binding gravel more appropriate for pedestrian routes.
- General principles of the drainage strategy acceptable, however, concern about proximity of SUDS basins to footways, dwellings and roads.
- Levels across site appear reasonable but need to ensure DDA compliance.
- Stage 1 Road Safety Audit required.
- Construction Traffic Management Plan unacceptable.

#### Parking

- Proximity/accessibility of parking for plots 63, 66-67.
- Reduced parking and ad-hoc overspill on-street parking.

4.10 **Housing (EHDC):** Comments.

- Would be supportive of 40% affordable housing on site comprising 50% affordable rent and 50% intermediate housing.

Officer note – considerations regarding the tenure of the scheme fall outside of the scope of this Reserved Matters application. The outline consent secures 30% affordable (rented and shared ownership), up to 60% custom build and minimum 10% self build). There are ongoing discussions regarding alternative tenures, however, this is a separate decision process to this Reserved Matters application.

4.11 **Landscape:** Objection, as follows:

- Insufficiently informed by landscape evidence; landscape-led approach not achieved.
- Rush pasture has local ecological value; significantly contributes to the site's character and functions; needs to be conserved and enhanced.
- Water management should inform layout, density and site's capacity for change.

#### Water

- Water is a key characteristic of this landscape; pipe to pond solution missing its key benefits, contrary to ecosystems services, landscape character and water quality.

- Drainage strategy over engineered and reliant on pipe to pond approach; fails to conserve the semi-rural site character and deliver environmental enhancements.
- Inadequate space for surface water drainage features in streets; those proposed are isolated, do not contribute well to green infrastructure, or collect water from buildings.
- Loss of habitat unmitigated; translocation into SUDs basins not covered in FRA.
- Extent of hardstanding; numerous garages and wide roads introduce unnecessary surfacing which increases need for drainage.

#### Trees/landscaping

- Layout does not adequately protect veteran and TPO trees.
- Tree survey fails to identify veteran tree; RPAs underestimated and consequently may impact on developable areas.
- Impact on veteran tree in southeast corner due to proximity of flats.
- SUDs basins proposed within RPAs.
- New planting within RPAs.
- Veteran and TPO trees not protected from recreational pressure.

#### Character

- Suburbanisation of semi-rural site; no reference to Petersfield or its context.
- Loss of useable public space, undermining its character.
- Roads over-sized, with standardised traffic calming.
- Small gardens with little open space, relief or variety.
- 'Anywhere' houses and uncharacteristic repetition; materials do not reflect Petersfield.
- Fencing introduces uncharacteristic clutter in open space.
- Removal of previously proposed SUDs basin in open space positive, but remaining basin impacts open space.
- Block paving introduces poor quality suburban character; colour changes tokenistic.
- Inadequate space and planting to deliver tree lined streets; mitigate car dominance, ecology and address site's semi-rural character.
- Largest buildings located in most sensitive parts of the site.
- Key views unaccounted for; missed opportunities to minimise visual impact and contribute to place making.

#### **4.12 Lead Local Flood Authority: Objection.**

- Location of underground storage in relation to adjacent SUDs basin and road.
- Require cross sections through the above areas to consider the location of the underground storage in a confined area.
- Require updated drainage calculations for storm events given changes in drainage strategy.

#### **4.13 Petersfield Town Council: Objection.**

- Support for the site being progressed but wish to see the site delivered in accordance with PNDP policy and design principles.
- Previous concerns (original proposals) – lack of compliance on housing mix including custom/self build; layout and access design.

### Tenure

- Tenure mix not supported; custom and self build remain relevant.
- Insufficient justification for loss of custom/self build tenures and robustness of marketing; PNDP undermined.
- Conflict with housing mix policies HP2 and SD27.
- Affordable homes not identified.

### Layout

- Access issues submitted to SDNP/24/01907/REM regarding design, trees drainage.
- Support general principles of the layout.
- Shows roads and public realm addressing existing green infrastructure, apart from dwellings in NW corner (plots 52, 56-63) which back onto open space.
- Proximity of flats in SE corner with trees and watercourse.
- Support principle of SUDs being part of public realm, but concern largest basin not at the lowest point of the site and lowest point in SE corner occupied by flats.
- Prominent retaining walls for new Suds features.
- Suds basins located within tree root protection areas and query long term impact.
- Development within RPA of veteran oak in SE corner and small shaded amenity area between the tree and building would be created – amenity pressures on this tree.
- Poor road hierarchy.
- Some footways too narrow for comfortable use.
- Close boarded fenced rear gardens on western side would have negative impacts.
- Visual impact of acoustic barrier in open space; require its details before determination.
- Details of new path connection with recreation ground unclear, particularly given tree, ground level and ditch constraints; path to be designed for all users, 1m width unsuitable.
- Question how services/utilities would be provided, particularly through tree belt.
- Question whether planting proposals are realistic given drainage infrastructure.
- Prominent location of substation and proximity/impact of eastern boundary vegetation.

### Buildings

- Discrepancies between floor plans and elevations.
- Too many prominent blank elevations seen from within public realm.
- 3 storey flats located at highest point of the site, contrary to PNDP design principles; approach not justified by landscape evidence.

### Open space

- Loss of greenspace due to presence of SUDs basin, where in southeast corner it is the furthest and quietest area from A3.
- Presence of SUDs basin compounded by revised access design.

4.14 **Natural England:** Response received, no comment.

4.15 **Public Rights of Way:** No objection subject to obligations and conditions.

- Query if PROW route through open space is to be diverted onto proposed paths.

- Require financial contribution of either £55,010.38 or £80,705.38 dependant on approach to surfacing improvements, removal of two stiles, vegetation clearance, footpath closure fees during works for PROW.
- May require a S278 Agreement dependant on approach regarding either HCC or the Applicant undertaking works.

4.16 **Ramblers Association:** Objection – Landscaping proposed along the A3 boundary where the PROW is located. Should seek a PROW diversion through the open space.

4.17 **Southern Water:** Response received; needs further assessment by modelling team. (Officer note – no further response received.)

## 5. Representations

5.1 1 neutral representation and 3 objections (in addition to those reported at 5.2, 5.3 below) have been received, as follows:

### Objection

- Impact on wildlife.
- West of Petersfield does not have a lot of space for people to walk their dogs safely.
- Access onto Winchester Road and the A3 junction will create more congestion.
- SDNPA should protect existing villages and towns; not constantly building, destroying green space and stretched infrastructure.
- Existing hedgerows could be replaced by fencing following new housing.
- Density too high with insufficient parking and open space within the development.
- More interesting streetscapes required.
- Minimal front gardens and verges, no communal space within the development.
- No objection in principle but buildings are generic, no visual appeal, not enhancing local environment – placeless and unattractive.
- Single access road.
- Insufficient pedestrian and cyclist infrastructure to access railway station and town centre; increased danger on Winchester Road from increased traffic.

### Neutral

- The public right of way is a major and well used path; concern that its temporary closure during construction would lose this route for a prolonged period.
- Need to consider a temporary footbridge or crossing over the access road to maintain access to the PROW route.

5.2 **Petersfield Society:** Objection.

- Latest iteration has not addressed previous issues.
- Too urban; more 'organic' design desirable with central community space.
- Layout should be based on pedestrian/cycleway network; too car dominant.
- Street scene elevations 'simple and clean' but lacking.
- House designs are consistent which is positive for coherence, but not recognisable as a development typical of Petersfield.
- Too cramped and high density being contained within the site, suggest expanding beyond the tree belt with pockets of development.

5.3 **Petersfield Climate Action Network (PeCAN):** Objection.

### Accessibility

- Link to adjacent recreation ground positive but insufficient. Further consideration needed for cycling routes to the town centre given location of the site and accessibility.
- Lack of cycle routes contravenes commitments in 2018/19 and financial contribution in SI06 inadequate for improvements for walking/cycling to the town centre.
- Will create 85 car dependant households.
- Pedestrian routes on site too narrow for buggies, wheelchairs and mobility scooters and new surfacing needs to be appropriate.
- Shared surfacing shows no demarcation between footway and carriageway.
- Garages too small for cycle storage and cycle stores for flats too small.

#### Ecology

- Would support conditions for sensitive lighting strategy for bats.
- Hedges and veteran trees need to be conserved for wildlife.
- Landscape Management Plan inadequate.
- Unambitious planting proposals regarding climate change, proximity to A3, amenity, wildlife, and species need to be compatible with surroundings.

#### Sustainability

- Ambitions for energy efficiency should be strengthened.
- Sustainability of building materials and need to consider climate mitigation further.
- Assumptions on water usage optimistic.
- Support electrified heating and hot water, including heat pumps.
- No reference to solar PV and a missed opportunity.

## **6. Planning Policy Context**

6.1 The Development Plan comprises the South Downs Local Plan (SDLP) (2019) and the Petersfield Neighbourhood Development Plan (PNDP) 2016. The PNDP underwent minor non-material modifications in 2018 and September 2024. Regarding the latter, these included corrections, clarifications, update to maps, updates in line with the SDLP and national policy. The most pertinent policies are listed below. A longer list of relevant policies can be found in Appendix I.

### 6.2 Most relevant polices of the adopted SDLP (2019)

- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD17: Protection of the Water Environment
- SD20: Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highway Design and Public Art
- SD27: Mix of Homes
- SD45: Green Infrastructure
- SD50: Sustainable Drainage Systems

6.3 Most relevant policies of the adopted PNDP (2016)

- HPI – Site allocations (insofar as design principles for Buckmore Farm)
- HP2 – Appropriate mix of housing
- HP8 – Quality and layout of housing developments
- BEPI – The character, setting and quality of the Town’s built environment
- NEPI – Provision of green infrastructure and open spaces
- NEP5 – Protecting and enhancing Petersfield’s setting in its environment
- NEP6 – Links to the countryside
- NEP7 – Biodiversity, trees and woodlands

The South Downs Local Plan Review

6.4 The South Downs Local Plan is undergoing a period of review and the First Publication (18 Consultation) was undertaken between 20<sup>th</sup> January – 17<sup>th</sup> March 2025. This is the first publication of the Local Plan Review and therefore can only be attributed very little weight. As it progresses through the adoption process, it will gain more weight for the purposes of decision making.

6.5 Relevant supplementary planning documents (SPD) and other guidance

- Design SPD (2022)
- Sustainable Construction SPD (2020)
- Parking for Residential and Non-Residential Development SPD (2021)
- The Petersfield Town Design Statement (2010)
- Ecosystems Services (non-householder Technical Advice Note
- Biodiversity Net Gain Technical Advice Note (2025)

6.6 Most relevant sections of the National Planning Policy Framework (NPPF) 2024

- Section 5: Delivering a sufficient supply of homes
- Section 11: Making effective use of land
- Section 12: Achieving well designed places
- Section 15: Conserving and enhancing the natural environment
- Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change

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

- Policy 1: Landscape
- Policy 6: Favour natural functions and processes for marine environments
- Policy 43: Support appropriate recreation
- Policy 50: Housing

**7. Planning Assessment**

Principle

7.1 The application site is allocated for new residential development and new local green space in the PNDP. The site is also part of an Outline Planning Permission granted in 2020. The permission goes beyond the red line area of this reserved matters application and covers land further south, where there is Reserved Matters approval for new commercial development and the access road which runs through it. Those approvals were granted in 2022 and 2023 respectively and at present only a minor element of the road has been implemented. Whilst the outline permission was granted 5 years ago it is extant and planning

conditions enable different phases of development to be proposed within an overall period of 7 years.

- 7.2 The outline permission granted ‘up to 85 residential dwellings.’ This is less than the allocation in the Petersfield Neighbourhood Development Plan, which is for 101 dwellings. This is because the consent excludes further land to the east, which is understood to be in separate ownership.
- 7.3 This current application considers the public open space and new housing elements of the Outline consent. The deliverability of the housing is also contingent upon the approval of the access under application SDNP/24/01907/REM, item 6 of the April committee meeting agenda.

Background

- 7.4 The Applicant approached the Authority for pre-application advice and a series of 5 design related workshops took place last year. The initial sessions focussed on evidence gathering to consider the site characteristics and its landscape context, to underpin a future scheme. Subsequent sessions involved developing a layout and how this could accommodate the principles summarised at para 2.7 above, environmental enhancements, as well as attempting to understand the Applicant’s intentions for the scheme.
- 7.5 The pre-application discussions unfortunately concluded without an agreed layout. As this was the focus of the workshops, there were not sufficient detailed discussions about the architecture other than a contemporary approach would be acceptable, subject to reinforcing Petersfield’s character. The submission of an application was not encouraged at that time.
- 7.6 Following the submission of the application, there has been further engagement and significant amendments to attempt to achieve a more acceptable scheme. However, whilst the Applicant’s efforts are acknowledged, competing priorities and views between officers and the Applicant have not been resolved.
- 7.7 The unresolved issues regarding the layout, in summary, primarily relate to achieving a landscape-led and ecosystems services approach insofar as:
  - (1) conserving and enhancing the site’s natural functions of managing water and related habitat, which are characteristics of the site;
  - (2) Provide sufficient space to accommodate the above environmental characteristics including making space for appropriate SUDs, which relate to the natural drainage characteristics, rather than an overly engineered ‘pipe to pond’ solution; and
  - (3) conservation, enhancement and provision of green infrastructure.
- 7.8 Whilst the Applicant and officers have engaged to try reach an acceptable scheme, in the planning balance officers give greater weight to the landscape-led and ecosystems services and other related policies (i.e SD2, 4, 5, 17, 48, 50) when assessing the development as a whole and there has not been sufficient agreement on these aspects in particular. Consequently, the latest plans submitted in February and re-consulted upon represent a point at which the application should be determined.

The Design Framework (May 2019) of the Outline Permission

- 7.9 In terms of the overall approach to this site, officers have been cognisant of the Design Framework (May 2019) conditioned as part of the outline consent and needs to be given appropriate weight in the context of a Reserved Matters application.
- 7.10 This document covers the commercial, residential and open space as a whole and outlines the following core design principles which, it states, “are considered fundamental to achieving the overall vision for the Land North of Buckmore Farm...”:
  - 1) Landscape-led
  - 2) New employment, residential uses and green space
  - 3) Conserving and creating ecological networks

- 4) Safeguarding the setting of heritage assets
- 5) Attractive access across the green space
- 6) Creating a north-south urban grain

7.11 Particular supporting paragraphs for each of these core design principles state:

1) Landscape-led

“Landscape must come first in the master planning of the site, with the design and layout of proposals drawing on the existing landscape context and green infrastructure assets, which are unique and distinctive elements of the site...” (paragraph 19).

“Development should enhance, respect and reinforce the landscape through a landscape-led design approach, informed by a contextual analysis of local landscape character and built character...such as topography, landscape features, historic landscape features, the water environment (officer emphasis), biodiversity and other ecosystems services....” (paragraph 20)

“The landscape framework should reinforce existing and introduce new landscape elements...” (paragraph 21)

2) New employment, residential uses and green space

“The central body and north western part of the site should be retained and managed as part of the green infrastructure...” (paragraph 24)

“Northern part of the site should be developed for a residential neighbourhood of up to 85 dwellings” (paragraph 27).

3) Conserving and creating ecological networks

“There are a number of green corridors and habitats within and on the boundaries of the site which must be safeguarded. These include the tree line around the northern field, A3 western corridor and eastern boundary to Bell Hill Recreation Ground” (paragraph 29).

4) Safeguarding the setting of heritage assets

“The setting of these [three listed buildings on Beckham Lane] buildings require careful consideration and must be safeguarded” paragraph 32).

5) Attractive access across the green space

“The layout and design...should deliver a network that promotes easy and efficient movement, with high levels of pedestrian and residential amenity and an attractive environment. This should be achieved through a hierarchy of streets and routes which respond to different travel needs” (paragraph 34).

6) Creating a north-south urban grains

“The arrangement of new development...should have their long axis and primary frontage orientated north-south” (paragraph 12).

7.12 In addition to these core principles, there are further general principles for future development which provide more details on issues of:

- Green infrastructure
- Access and connectivity
- Use and density
- Layout
- Scale, massing and form
- Architectural appearance and materials



- 7.13 These principles cover a breadth of considerations relating to matters of topography; landscape features; biodiversity; views; pedestrian and vehicles accesses; density, scale, massing and form appearance; materials and height of buildings.
- 7.14 There is mixed accordance with all of the above principles. Officers have previously advised that where there are good justifiable reasons to deviate from any particular aspects that this could be considered, whilst overall adhering to the document given it is subject to a condition to inform the Reserved Matters stage.
- 7.15 Principally, however, officers consider that, as a whole, fundamentally a landscape-led and ecosystems services approach has not been achieved. This view ranges from aspects relating to layout, conserving and enhancing the environment, character of the public realm, to buildings addressing the positive vernacular of Petersfield to root the scheme in its context. It is considered that, as a whole, the Design Framework is not accorded with. These matters of judgement also are made in the context of Development Plan policy, National Park Purposes and relevant legislation (eg. including the S245 duty). Further considerations are addressed for each of the Reserved Matters below.

Proposed access and layout (Reserved Matters)

- 7.16 The proposed vehicular access and a small part of the new public open space are under consideration in application SDNP/24/01907/REM (agenda item 6). This new access has been heavily influenced by the need to retain veteran and protected trees within the tree belt which defines the southern boundary of the housing area.
- 7.17 In principle, the location of the access into this part of the wider site through the tree belt is supported. This is because it would be the least impactful point into the housing site to conserve important trees, efficiently manoeuvre through the new open space, and link with the approved access further south which runs through the approved employment site. Proposed access to the wider countryside from the NW site corner and access to the Bell Hill recreation ground are also supported.
- 7.18 Turning to the housing layout, the outline consent granted 'up to' 85 dwellings and it is considered that this number could be achieved in principle, subject to an acceptable design. Officers advocate an approach to a layout which incorporates the following in principle:
- A perimeter block arrangement
  - A range of flats and size and type of houses
  - A road hierarchy, with some shared surfaces, with good legibility through the site
  - Containing SUDs north of the tree belt
  - SUDs and landscape features within streets
  - Conserving and enhancing existing habitat and trees on site.
- 7.19 Whilst such elements to varying degrees are shown, they are not satisfactorily employed within the layout itself. Underpinning the above, of key consideration for officers has been how the layout accommodates existing natural drainage patterns and wetland rush habitat, so as they are conserved and enhanced. These are key characteristics of the site and important to address in relation to the central objectives of the Local Plan of a landscape and ecosystems services approach to development.
- 7.20 The site topography slopes down from the northwest to the southeast. The rush habitat is approximately in central and southern parts of the site and reflects where water is more at surface than elsewhere on site due to its geology. The habitat has local ecological value as outlined by the county ecologist, landscape officer and the Applicant's own ecological report.
- 7.21 Officers have sought a layout which conserves habitat and the site's natural drainage, yet much of this habitat and natural drainage would be built upon, with some habitat translocated into the new SUDs basin as mitigation. This is not an acceptable approach insofar as policies SD2 and SD4 in particular. It is also at odds with the principles of the Design Framework regarding conserving and enhancing ecology.

- 7.22 Consequently, whilst the density of the scheme has been somewhat increased through the process and the SUD basin enlarged in the central area (by 45%), it remains that the layout still does not sufficiently account for the site's features and characteristics and the scheme adopts an overly engineered approach to the drainage strategy of a pipe to pond solution.
- 7.23 There also remains a large SUDs basin south of the trees in the narrowest part of the open space which somewhat constrains the useability of this area of the open space, albeit it does represent a small proportion of the open space as a whole, and concern for protected trees.
- 7.24 There is also insufficient space within streets to incorporate sufficient meaningful SUDs to manage water at source and instead a predominantly engineered approach has been adopted. Furthermore, available space within streets constrains the ability to include meaningful green infrastructure which would assist with water management and enhance the character of the public realm. Some street trees are proposed, but this provision is inadequate. A greater density of development would have assisted with addressing these concerns.
- 7.25 Regarding other aspects of the layout, the large block of flats at the site entrance would not create an attractive entry to the site given the siting scale and design. The street scene behind these flats and the adjacent block would result in a poor street scene. The 16 spaces here and the street's width would create an environment dominated by on street parking and hard surfacing with sparse new planting which would not be sufficient mitigation for these issues.
- 7.26 Opposite these flats, the road hierarchy and character of the secondary route leading to the northwest site corner is an issue. Its road hierarchy is at odds with the number of dwellings served. This shared surface route would be a more direct route/desire line to the northwest area and in this respect it could directly serve more properties than the larger central route running through the scheme, yet this secondary route has been designed with a lower status. Its character would also be dominated by car parking, with communal parking areas and on street parking, with a lot of hard surfacing. This 'hard' environment would not be mitigated for by sufficient landscaping and this character would undermine the environment sought to be created by the large SUDs basin.
- 7.27 The regimented rows of properties in the centre of the site would not create a positive character. Whilst tandem parking and garages set back is not an unacceptable approach to parking in principle, the street scenes would comprise consistent sized and form of dwellings with identical spacing between properties, same sized front gardens and consistent building lines which, all combined, would create a very suburban character in an edge of countryside location. The heights of these properties would step down with the slope of the site but this variation in heights would not sufficiently mitigate the negative effects.
- 7.28 Overall, it is considered that the Design Framework is not accorded with and contrary to SD5, SD45 and the Design Guide SPD in particular.

Highways/access technical considerations – internal roads & parking

- 7.29 The internal roads are not proposed to be adopted. This is not necessarily an issue subject to suitable management arrangements and it can enable more flexibility in layouts, the character of street scenes and surfacing materials for instance. Officers have previously supported considering such flexibility in the interests of better achieving a more characterful scheme and avoiding an overall highly engineered approach.
- 7.30 That said, the proposed road layout is not overly complex or intricate. Only the secondary route appears less standardised given its shared surface. Yet, the Highways Authority raise a multitude of concerns regarding visibility and vehicle tracking for instance, with some visibility splays appear reliant on crossing private curtilages. In the absence of being able to demonstrate the safe vehicular and pedestrian access through the site, either subject to Highways Authority standards or otherwise (eg. national design guidance 'Manual for Streets'), unfortunately a reason for refusal on this basis is recommended.
- 7.31 160 parking spaces are proposed, which does involve some of the larger detached properties having 4 spaces plus garages which is somewhat excessive. Overall, the total

number of parking spaces would be below what the SPD parking calculator requires, however, the SPD does allow flexibility depending on the circumstances of individual sites. The site is within reasonable walking and cycling distance with the town centre, railway station and bus services. No objection is raised in regard to the total amount of parking.

Appearance (architecture)

- 7.32 A contemporary approach in principle is considered acceptable. Regarding the houses, the use of gables and proposed roof pitches are considered to be acceptable and as well as their overall scale and massing as two storey properties. However, consultee views that the elevations are “rather flat and fail to provide interest which more articulated elevations, more typical of Petersfield provide (such as the use of bays, oriels and other projections)” and that their window fenestration should have a more vertical emphasis to reflect Petersfield character are supported.
- 7.33 There are also numerous dwellings which have two elevations facing the public realm. Yet, such properties have poorly articulated flank elevations and dwellings should be designed as specific corner units to address both directions. For these reasons, those particular units do not have an acceptable design.
- 7.34 Regarding the 3 blocks of flats, overall, their designs do not relate to Petersfield’s positive character and are not supported for the following reasons:
- The roof pitches are not locally characteristic (too shallow).
  - The buildings are too flat, lack interest and appear as large masses.
  - Brick detailing makes the buildings appear longer.
  - Material changes give the buildings a visually horizontal emphasis which does not break up perceived mass of buildings.

Block A:

- Long and monotonous ridge line.
  - Balconies integrated within brickwork would be a more attractive approach.
- 7.35 Regarding the proposed materials across the site, an entirely slate roof scheme would be uncharacteristic of Petersfield. It is more characterised by plain clay tiled roofs and a more contextual approach would be for this to be the dominant roof material, especially around the edges of the scheme for the more visible properties. Slate in principle is acceptable, however, it should be on a minor proportion of roofs.
- 7.36 Bricks should also be a deeper red or orange colour to resemble positive character in Petersfield, as opposed to the lighter colour shown. The black timber cladding is not a characteristic material for domestic buildings in Petersfield. It is also arbitrarily employed on the upper floors of the flats. Whilst conditions could secure any future agreement on alternative materials, this approach would involve notable changes to the scheme before Members.
- 7.37 Overall, the scheme does not accord with the Design Framework in these respects and policy SD5 and the Design Guide SPD in particular.

Housing mix

- 7.38 A predominant mix of 2 and 3 bed properties is supported in principle. Whilst there is a greater proportion of larger 4 and 5 bed properties than policy SD27 explicitly outlines, overall the mix is acceptable and the smaller properties would go towards meeting local need. Building typology and density of the development has, however, been a consistent issue throughout the process regarding the environmental considerations raised concerning a landscape-led and ecosystems services approach.

Landscaping (Reserved Matter)

- 7.39 Landscaping considerations are in part covered within the layout considerations above. Furthermore, overall, achieving 85 dwellings in this layout does result in a constrained

amount of space available for meaningful landscaping within street scenes. For instance, the two aforementioned central regimented rows of detached properties have no planting in the public realm on their side of the road. Overall, the character of the scheme would not be of tree lined streets.

- 7.40 Regarding boundary treatments, longer garden boundaries facing the public realm have walls which is positive, however, there remains many areas close boarded fence seen in street scenes which could be avoided.
- 7.41 The open space south and west of the existing tree belt would be provided in line with the outline consent. A central path running through it is also supported, albeit this does not follow the definitive route of the PROW, which runs close to the A3 embankment. Additional landscaping around the southern and western boundaries of the open space is acceptable in principle, however, there is concern that the planting on the west boundary disregards the definitive route of the PROW.
- 7.42 Consultees have also raised concerns about planting within root protection areas of existing trees. This is an approach which is not supported as currently proposed, in the absence of any further details regarding extent and species composition.

Impact on trees

- 7.43 Consultee feedback raises concern about impact on trees. Certainly, the block of flats in the southeast corner of the site does encroach into the root protection area of a veteran tree. SUDs basins also encroach into RPAs elsewhere. This is addressed by the Applicant's arboricultural consultant. The Authority is awaiting consultee advice from the District Council arboricultural officer and Members will be updated with any further information regarding impacts upon trees.

Ecology

- 7.44 Mandatory biodiversity Net Gain is not relevant in this instance given the timing of the application. However, there is potential for on-site enhancement and the need to accord with policy SD9 as well as the First Purpose.
- 7.45 Consultee advice has raised concern about the loss of the rush habitat on site and recommends revising the layout, which supports officers' views concerning the layout taking better account of this habitat and natural drainage. They have also raised concern about the landscape approach of new planting within existing tree RPAs and the lack of planting within street scenes to support wildlife.
- 7.46 Regarding protected species, consultee advice outlines that for bat and dormice mitigation the landscape scheme should be re-visited. The ecology report outlines other mitigation of bat boxes within mature trees and bat bricks within 42 dwellings which is a positive element.
- 7.47 Reptile mitigation involves using the northwest corner of the open space as a temporarily fenced off area to translocate captured reptiles to during construction and then for a knee high rail to be installed and a sensitive grassland management scheme to be employed. Consultee advice is that the entire open space could be managed in a way which is conducive for reptiles, which is supported. Notably, fencing off this area would also conflict with the definitive PROW which runs through it.
- 7.48 Overall, whilst elements of the enhancements and mitigation could be conditioned to agree further detail, the landscape scheme and its details need notable further consideration for the approach to address consultee advice and given the sparse planting amongst the housing it is considered that SD4 and SD9 is not accorded with.

Technical drainage matters & flood risk

- 7.49 No objections concerning foul drainage have been raised. The Lead Flood Authority has raised concern about the location of the underground attenuation tanks next to the central SUDs basin and new road. They have requested cross sections of this area to clarify whether they would support the underground attenuation tanks in this location. They also request further technical calculations to confirm whether the drainage scheme sufficiently accommodates storm events.

- 7.50 A reason for refusal is recommended which outlines that due to a lack of information the technical acceptability of the scheme has not been demonstrated. This is a specific technical reason for refusal on what is proposed. If the Lead Flood Authority were satisfied on the detailed matters, this would not overcome the separate reason for refusal concerning the need to adopt a better landscape-led and ecosystems services approach to the layout and drainage strategy.

Impact on definitive public right of way

- 7.51 Concern is raised regarding how the proposals interact with the definitive PROW running through the open space. The PROW runs east to west through the southerly area of open space to the western boundary, where it then runs north-south tightly alongside this boundary.
- 7.52 As above (paragraphs 7.33, 7.39), the proposed landscaping along this boundary and the location of the proposed acoustic fence conflict with its route. Furthermore the ecological mitigation in the northwest corner of the site is proposed to be fenced (knee high rail) yet the PROW runs through this area. The Applicant has not clarified how the siting of the acoustic barrier may impinge upon the PROW. Even if this were not to occur, a PROW running alongside this barrier would harm its amenity.
- 7.53 A better solution would be to move the definitive PROW onto the proposed new path which would run centrally through the open space up to the northwest site corner where it would meet the PROW leading out into the countryside. This would be supported by the County Council PROW team but they have requested a financial contribution in regard to maintaining the PROW if the diversion were it to be secured.
- 7.54 In all of the above respects, a reason for refusal (no.5) is recommended and the proposals do not accord with policies SD19 and NEP2 in particular.

Impact on surrounding amenities

- 7.55 Given the enclosed character of the housing site and proximity to surrounding properties there would be no impact upon their amenity. The open space similarly would not impact upon surrounding amenities and improve local recreational facilities. The access with Winchester Road is agreed in principle and the additional traffic that would be created would not cause any significant amenity impacts within the vicinity of this junction. Overall, no objection is raised regarding the impact upon surrounding properties.

Cultural heritage

- 7.56 The site is within an archaeologically sensitive area. The proposals have been informed by archaeological information and assessment and the County Archaeologist raises no objection subject to conditions.
- 7.57 The proposals are also a sufficient distance with limited intervisibility with the listed buildings on Beckham Lane, between which is a consented commercial scheme. It is considered that the setting of these heritage assets would not be impacted upon.

S245 duty

- 7.58 Within the overall planning balance, the scheme as a whole would not further Purpose 1 of the National Park insofar as the landscape and design related matters. Purpose 2 is furthered given better access to the countryside via an improved pedestrian link to the PROW in the northwest corner of the site; there would be improved access and amenity within the created open space with wider views south towards Butser Hill.

Housing land supply

- 7.59 The Authority can demonstrate a sufficient housing land supply at present. Furthermore, the Government's Housing Delivery Test does not apply in National Parks. In these respects, the status of the relevant Development Plan policies, and paragraph 11(d) of the NPPF 2024 regarding the 'tilted balance,' the contribution of the delivery of this site is not outweighed by the concerns raised in this report.

## **8. Conclusion**

- 8.1 It is recognised that the Applicant has engaged with officers and they have had the opportunity to submit a full suite of amended plans and information, in an attempt to address the overall concerns. The latest plans, however, do not sufficiently address officer's considerations.
- 8.2 Overall, the proposals do not address the fundamental landscape-led and ecosystems services objectives for development, which focus on working with the site's characteristics including natural drainage functions and ecological value. Furthermore, there are other design related concerns about the layout, street scenes and individual buildings, as raised above.
- 8.3 Absent of further information, more technical reasons for refusal are recommended concerning highway safety and surface water drainage. Any subsequent resolution of these reasons is, however, unlikely to address officer's more fundamental concerns.
- 8.4 The NPPF outlines overarching economic, social and environmental objectives to sustainable development. It is acknowledged that the delivery of new housing would have social and economic benefits and it would realise a Development Plan allocation which benefits from Outline Planning Permission, with a S106 which secures affordable housing. However, in this instance, the environmental harm identified regarding the design approach outweighs these benefits for the reasons outlined in this report.
- 8.5 The proposals do not comply with both relevant individual policies and the Development Plan as a whole, the NPPF 2024, National Park Purposes and duty, and relevant legislation. It is considered that the relevant Development Plan policies are not out of date and, therefore, the 'tilted balance' within the NPPF (paragraph 11(d)) is not engaged. There are no material considerations of sufficient weight which would justify granting permission.
- 8.6 The application is, therefore, recommended for refusal for the reasons below.

## **9. Reason for Recommendation**

- 9.1 It is recommended that the application be refused for the following reasons:
- 1) The proposals fail to adopt a landscape-led and ecosystems services approach regarding the access, scale, layout, appearance and landscape scheme of the development. It does not sufficiently address the characteristics and natural drainage functions of the site, to the extent that those characteristics, the landscape, and ecology would not be satisfactorily conserved or enhanced. Instead, an overly engineered and dominant suburban form of development would be created, which also fails to sufficiently incorporate sustainable urban drainage features and green infrastructure (eg, street trees) within the developable areas to the detriment of achieving multi-functional benefits (managing water at source, character, amenity, biodiversity) within the scheme. Consequently, the development would not sensitively integrate with local landscape character of the site, in an edge of settlement semi-rural location, and would be contrary to policies SD1, SD2, SD4, SD5, SD9, SD11, SD17, SD20, SD21, SD45, SD50 of the South Downs Local Plan (2019), policies HP8, BEP1, NEP1, NEP5, NEP7 of the Petersfield Neighbourhood Development Plan (2016), the Design Guide Supplementary Planning Document (2022), the National Planning Policy Framework (2024) and the First Purpose of a National Park.
  - 2) The layout including roads, parking arrangements, siting typology and design of buildings, and character and appearance of street scenes would result in an overly suburban development, with areas of poorly designed public realm. Furthermore, the character and appearance of buildings (including materials) would not create a development that would make a positive contribution to the overall character and appearance of the area and contribute to local distinctiveness and sense of place in relation to the positive vernacular of Petersfield. The proposals are, therefore, contrary to policies SD1, SD4, SD5, SD21 of the South Downs Local Plan (2019), policies HP8, NEP5, BEP1 of the Petersfield Neighbourhood Development Plan (2016), the Design Guide Supplementary Planning Document, and the National Planning Policy Framework (2024).

- 3) Insufficient information has been provided to satisfactorily demonstrate that the proposed development has been designed to ensure highway safety for pedestrians and different size and type of vehicles regarding visibility splays, vehicle tracking, dimensions of roads and footways, crossing points, and the lack of a Stage I Road Safety Audit. The proposals are, therefore, contrary to policies SD5 and SD21 of the South Downs Local Plan (2019), policy HP8 of the Petersfield Neighbourhood Development Plan (2016), the Design Guide Supplementary Planning Document (2022) and the National Planning Policy Framework 2024.
- 4) Insufficient information has been provided to satisfactorily demonstrate that the proposed development has been designed to ensure a sustainable means of managing surface water drainage. The proposals are, therefore, contrary to policies SD1, SD5 and SD50 of the South Downs Local Plan 2019, policy HP8 of the Petersfield Neighbourhood Development Plan (2016), the Design Guide Supplementary Planning Document (2022) and the National Planning Policy Framework (2024).
- 5) It has not been satisfactorily demonstrated that the proposals would not affect a definitive public right of way which runs adjacent to the western edge of the application site, in regard to the siting of the proposed acoustic barrier next to the A3, the proposed ecological mitigation in the northwest corner of the site and the proposed western site boundary landscaping. Consequently, for these reasons and the absence of any financial contribution to divert the definitive route onto the new path through the open space as alternative provision, the proposals are contrary to policies SD1, SD20 of the South Downs Local Plan 2019, policies HP5, NEPI and NEP6 of the Petersfield Neighbourhood Development Plan (2016), the National Planning Policy Framework (2024) and the Second Purpose of a National Park.

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Appendices: Appendix I- Legislation and policies

SDNPA Consultees: Legal Services, Development Manager

Background Documents: [SDNP/24/03588/REM | Reserved matters application pursuant to SDNP/18/06292/OUT, involving details of access, appearance, layout, scale and landscaping for a green space and the construction of 85 new homes with associated infrastructure including internal movement routes and sustainable urban drainage features. The outline application was not an EIA application. | Land North of Buckmore Farm Beckham Lane Petersfield Hampshire](#)  
[South Downs Local Plan \(2014-33\)](#)  
[Petersfield Neighbourhood Plan - South Downs National Park Authority](#)  
[South Downs National Park Partnership Management Plan](#)  
[SDNPA Supplementary Planning Documents and Technical Advice Notes](#)

