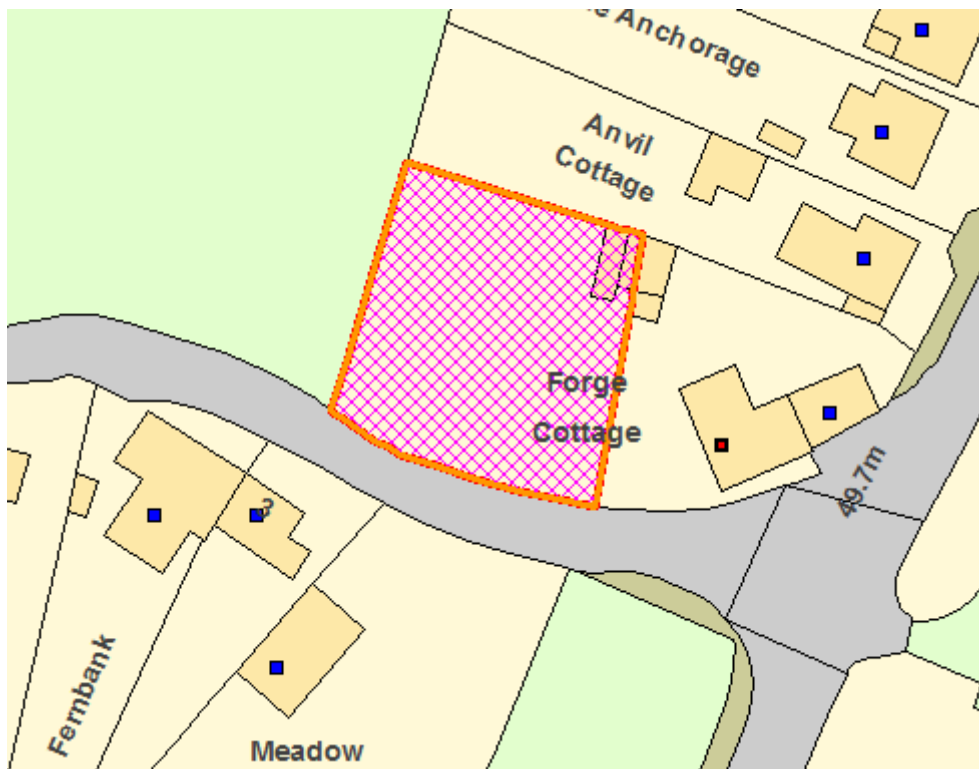


**Case No:** SDNP/18/01459/FUL  
**Proposal Description:** Proposed two new 2 bed semi-detached cottages  
**Address:** Forge Cottage, West Street, Hambledon, Waterlooville, Hampshire, PO7 4SN  
**Parish, or Ward if within Winchester City:** Hambledon  
**Applicants Name:** Miss Sylvia Cleeve  
**Case Officer:** Mrs Sarah Tose  
**Date Valid:** 27 March 2018  
**Recommendation:** Application Approved



## General Comments

This application is reported to the Planning Committee due to the number of representations that have been received contrary to the Officer's recommendation.

### 1 Site Description

Forge Cottage is a two storey brick and flint property that lies within the village of Hambledon. The site is located just within the settlement boundary. The site lies in the Conservation Area and the South Downs National Park. The Old Forge Tea Room adjoins Forge Cottage to the east. The property lies in a corner position where Cams Hill meets West Street. The garden extends to

the west and north of the property which is screened by a mature hedge and closed board fencing that run along the roadside boundary. Numerous trees and shrubs are located within the garden.

The application site is approximately 0.07 ha in size. It forms the western part of the garden and contains a disused garage, garden shed, greenhouse, w.c., fruit trees and shrubs. The western boundary of the site comprises a chain link fence with mature planting. Grazed open land adjoins the site to the west. The north boundary to Anvil Cottage consists of close boarded fencing. Other residential properties lie on the opposite (south) side of Cams Hill and along West Street to the east. The site would be accessed off Cams Hill.

## **2 Proposal**

The proposal seeks to erect 2 x two bed cottages within the garden of Forge Cottage with new accesses onto Cams Hill Lane.

Following concerns raised by the Highway Officer and Conservation Officer regarding access, parking/turning and design, amended plans and a transport assessment have been received. The scheme has been amended as follows:

- garages omitted;
- turning space provided;
- adequate visibility splays provided;
- size and proportions of windows amended.

## **3 Relevant Planning History**

SDNP/17/03718/PRE - Erection of either 1, 2 or 3 cottages. STATUS: PRE issued 4th October 2017.

## **4 Consultations**

### **WC - Historic Environment Team**

No objection to amended plans.

### **WC - Drainage Engineer**

A Flood Risk Assessment with recommendations on how the houses can be made flood resilient and further details regarding surface water drainage need to be secured by condition.

### **WC - Winchester Highways**

No objection following additional information, subject to conditions.

### **WC - Landscape Trees**

No objection, no significant trees on site.

### **Parish Council Consultee**

Object: Hambledon Parish Council recognises that there is a forthcoming change in settlement policy boundary (SPB) affecting the garden plot at Forge Cottage, as the Draft South Downs National Park Local Plan will have increasing weight as it nears submission stage, and in due course replaces the Winchester Joint Core Strategy. The Parish Council believes that submission is relatively imminent, and that therefore the new tighter SPB should be the one that determines the policy, and on that basis the Parish Council objects to the application.

The Parish Council also has concerns about the parking arrangements as proposed, and the loss of a significant portion of hedgerow to allow sufficient sight lines on Cams Hill.

However, if the policy decision is thought to rest with the previous SPB, and the application is likely to be permitted, then the Parish Council suggests that the decision should be made by committee in order to discuss the relative weighting.

The Parish Council would like to express its concern over the potential for overlooking of a child's bedroom at the property opposite. This might be overcome if a single cottage, end on to the road (as are other cottages in the vicinity), were permitted. This would also help to alleviate many of the transport concerns expressed about the current plans

In the event permission is granted, then Parish Council would like a condition imposed on external lighting to protect the SDNP Dark Skies Reserve.

## **5 Representations**

10 representations have been received objecting to the proposal for the following reasons:

- Overlooking to neighbouring properties.
- 3 other sites in the village offer affordable housing to rent or buy for people with local connections.
- Light pollution from proposed windows/doors.
- Site suffers from groundwater flooding.
- Forge Cottage requires continual pumping with more than one pump when the groundwater level is high.
- Development would exacerbate the potential flooding risk at the bottom of Cams Hill Lane.
- Site is outside SDNP settlement boundary.
- Adverse visual impact at entrance to village.
- Cams Hill is a narrow winding lane- proposal would add to congestion, parking issues and a significant increase risk of a road accident.
- This part of Cams Hill is dangerous as vehicles are coming down a blind bend.
- Limited parking for visitors and delivery vehicles.
- No on site turning space for vehicles.
- Vehicles using the proposed accesses would cause a hazard.
- Reduce the relative tranquillity of this part of the village.

- The village is not required to absorb any further housing under the Winchester Plan.
- Unnecessary loss of trees and hedgerows in a conservation area, effect on biodiversity and wildlife.
- Forge cottage is an important building at the entrance to the village as the old blacksmith's shop- the proposal would significantly detract from its appearance.
- Overdevelopment.
- Would not preserve the character of the Conservation Area.
- Errors in application form- allotments not present, 2 gates omitted.

1 representation has been received supporting the proposal for the following reasons:

- There is a need for low cost housing in the village.

## 6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Winchester District Local Plan Review (2006)** and the following additional plan(s):

- Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- South Downs National Park Local Plan - Submission 2018

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

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

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

## 7 Planning Policy

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and

cultural heritage are also important considerations and should be given great weight in National Parks.

#### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment
- NPPF16 - Conserving and enhancing the historic environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

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

The following policies of the **Winchester District Local Plan Review (2006)** are relevant to this application:

- H3 - Housing Provisions
- DP3 - General Design Criteria
- DP4 - Landscape and the Built Environment
- T2 - Development Access
- T4 - Parking Standards
- HE5 - Conservation Areas - Development Criteria

The following policies of the **Winchester District Local Plan Part 1 Joint Core Strategy (2013)** are relevant to this application:

- MTRA3 - Other Settlements in the market Towns and Rural Area
- CP2 - Housing Provision and Mix
- CP11 - Sustainable Low and Zero Carbon Built Development
- CP13 - High Quality Design
- CP19 - South Downs National Park
- CP20 - Heritage and Landscape Character
- CP16 - Biodiversity

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD25 - Development Strategy

### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1

### The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Winchester District Local Plan Review (2006)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

## **8 Planning Assessment**

### Principle of development

The site is located just within the settlement boundary of Hambledon, so the principle of new residential development is currently considered acceptable in accordance with LPP1 policy MTRA 3.

However, the Submission South Downs Local Plan (2018) proposes to amend the village settlement boundary to exclude the western part of Forge Cottage's garden, where the new dwellings are being proposed. The application site would therefore be designated as countryside, where new residential development is not normally permitted. However, until the Plan has been through the Examination in Public (scheduled for November), at which time policies within the Plan will gain more weight, the application site lies within the settlement boundary where the development is acceptable in accordance with policy MTRA 3.

### Layout, scale and design

The dwellings would be set back over 5m from Cams Hill, with small front gardens, gravel parking/turning areas to the side and gardens to the rear. The provision of new dwellings in this location is considered acceptable as the site

is situated adjacent to and opposite existing residential properties. There are other semi-detached properties in close proximity to the site (e.g. Flint Cottages to the southwest and further to the east) so the dwelling type is acceptable. The development is considered proportionate to the size of the plot so the application is not considered to be an overdevelopment of the site. The resultant plot sizes would not be significantly smaller than some others in the locality, so this difference is not considered to be harmful to the character of the area. The plots would be large enough to provide sufficient parking and amenity space for future occupants.

The development would provide two small semi-detached cottages each with a floor area of approximately 100m<sup>2</sup>. The proposed housing mix would accord with LPP1 policy CP2 which requires the majority of new dwellings to have 2 or 3 bedrooms. The proposed eave and ridge heights of approximately 4.4m and 7m respectively would sit slightly below that of Forge Cottage, so the development would not appear out of scale with surrounding properties.

The proposed pair of semi-detached cottages has been designed in a vernacular style which is considered in keeping with the rural character of the village. High quality natural materials are proposed, comprising red brick on a flint plinth for the walls, handmade red clay tiles for the roof with timber windows/doors and oak framed canopies. A new low flint wall is proposed for the front boundary. It is therefore considered that the development would make a positive contribution to the character and appearance of the Conservation Area. Condition 3 is recommended to secure details and samples of materials.

#### Impact on the Conservation Area

The Conservation Officer raised no concerns with the principle of providing a pair of semi-detached cottages on the site and is supportive of the vernacular style of the development. However, concern was initially raised about the attached garages upsetting the proportions of the dwellings, particularly from the front elevation. The large windows at ground and first floor on the rear elevation were also considered over fussy and out of character with the simple detailing of vernacular buildings. Amended plans have been submitted which show the attached garages omitted from the scheme and the rear fenestration reduced in size and simplified. These changes have addressed previous concerns so the development is therefore not considered to cause any harm to the character or appearance of the Conservation Area.

#### Impact on the landscape character of the South Downs National Park

Policy CP19 requires development to be in keeping with the context and setting of the landscape of the National Park. It is considered that new residential development in this location would be in keeping with the existing character of the area, as there are other properties to the north, east and south of the site. The proposed scale and design of the dwellings are considered acceptable and high quality materials would be used. As such, the development would not detract from the landscape character and natural beauty of the National Park.

In order to achieve the required visibility splays, the existing front boundary hedge will need to be removed which will affect the character of Cams Hill Lane. Although this will alter the existing appearance of the site, the replacement of the hedge with a low flint wall and new planting is considered to be in keeping with the character of the surrounding area, as many properties in the immediate vicinity of the site have open frontages with low boundary walls, fencing or hedging. Therefore, although the loss of the hedge is regrettable, the impact is not considered to be so harmful to justify refusing the application on this basis. Conditions 5 and 6 are recommended to ensure that details of hard and soft landscaping, including boundary treatments, are submitted for prior approval.

The South Downs National Park is a designated International Dark Sky Reserve. Condition 7 is therefore recommended to ensure that details of any external lighting at the site are submitted for prior approval to ensure there is no adverse impact on the intrinsically dark nature of the Park.

### Highways

The proposal would result in two new accesses onto Cams Hill Lane. The Council's Highway Officer initially raised concerns with the proposal due to inadequate visibility splays being provided and inadequate provision made for on-site parking/turning.

In response to these concerns, the applicant has commissioned a transport assessment which looks at the access and parking issues. A speed survey has been undertaken which has determined what the measured wet weather speeds of traffic are on the adjoining highway, and drawing numbered 2018/4396/002A has been submitted which shows the required visibility splays, commensurate with the recorded speeds. Amended plans have also been submitted which show the parking and turning requirements for each dwelling. The original garages have been omitted from the scheme and turning space has been provided to enable vehicles to exit the site in a forward gear. The Highway Officer has confirmed that the development is now acceptable from a highway point of view. Conditions 8 and 9 are recommended to ensure that the required visibility splays are provided and maintained, and that details of mud prevention are submitted for prior approval.

### Drainage

The application site lies in a high risk flood plain (flood zone 3a). The Council's Drainage Engineer has advised that flood defences should be intrinsic to the design of the proposed development. Therefore it is considered essential that a full Flood Risk Assessment (FRA) is submitted prior to the commencement of development, with recommendations on how the houses can be made flood resilient. The application states that foul water is being connected to the main, which is the most sustainable solution and there is no need for a capacity check. However, the surface water is proposed to go to a land drain and then to a soak away, which the Drainage Engineer has concerns with so further details of a logical surface water drainage strategy



that meets building regs are required. Condition 4 is therefore recommended to secure such details.

#### Local residential amenity

The development is not considered to result in any harmful overshadowing or overbearing impacts given the separation distances that would remain between the new dwellings and neighbouring properties.

Concern has been raised about overlooking from the new dwellings into neighbouring plots to the north. The proposed windows in the north elevations of the new dwellings would lie approximately 13m from the rear (northeast) boundary of the site with Anvil Cottage, and approximately 25m from the southwest boundary of The Anchorage. The proposed windows would face towards the rear part of Anvil Cottage's garden and views would be partially screened by several existing trees to be retained in the northern part of the site. Additional planting can be secured via the recommended landscaping condition to supplement the existing boundary treatment to protect the privacy of the neighbouring property. It is therefore not considered that such significant overlooking would occur to the neighbour's garden that would warrant the refusal of planning permission. It is not considered that any overlooking would occur to The Anchorage as this property lies approximately 25m to the north of the development, to the other side of Anvil Cottage.

Concern has also been raised about the proposed dwellings looking into a bedroom window of Meadow Cottage to the south of the site. At the closest point there would be a window to window distance of approximately 19m between the development and the neighbour's windows, with Cams Hill separating the properties. At this distance it is not considered that such significant overlooking would occur that would warrant the refusal of planning permission. In addition, as the neighbour's windows front onto the lane, they are already subject to some views from within the public realm.

#### Trees

The area of the site to be developed is the southern part, fronting Cams Hill Lane. It contains ornamental and vegetable planting, with shrubs, small fruit trees and one holly, which will need to be removed to accommodate the development. However, the Council's Tree Officer has raised no objections to the proposals as there are no significant trees within the site. All trees within the northern part of the site will be retained. It is proposed to replant 5 new trees of suitable species, including one approximately 2m north of the holly tree to be removed and another on the Cams Hill frontage. Such replacement planting will be secured as part of the landscaping condition.

#### Ecology

The application site comprises areas of mowed lawn, planting beds and predominantly fruit trees. It is therefore considered to have low potential for supporting protected species. Replacement planting of new trees and boundary hedges comprising native species will provide new habitats for wildlife. However, as the development would result in the loss of a holly tree and the front boundary hedge, it is considered reasonable to apply a condition

(recommended condition 12) to ensure that a Phase 1 habitat survey is carried out before works commence on site, and any mitigation measures arising from the survey are adhered to.

#### Energy/water efficiency standards

In March 2015 the Government announced updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of LPP1 Policy CP11. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. Conditions 10 and 11 are recommended to ensure that the new dwellings meet these standards.

## **9 Conclusion**

The application is considered acceptable for the reasons outlined above and is recommended for approval.

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

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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

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

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

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

3. No development shall take place above foundations until samples and details of all materials to be used in the external appearance of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details.

Reason: To preserve the character and appearance of the Conservation Area and to protect the landscape character of the South Downs National Park in accordance with Policies CP20 and CP19 of the Joint Core Strategy 2013.

4. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted, notably;

- A full Flood Risk Assessment with recommendations on how the houses can be made flood resilient.
- A logical surface water drainage strategy that meets building regs.

The approved details shall be fully implemented before development can begin.

Reason: To ensure satisfactory provision of foul and surface water drainage.

5. No development shall take place above foundations until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- All boundary treatment;
- Hard surfacing materials;
- Minor artefacts and structures (refuse or other storage units, signs and lighting etc);

Soft landscaping works shall include:

- planting plans (1:50) for new trees, hedges and other planting;
- tree pit details (where relevant);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason: To preserve the character and appearance of the Conservation Area and to protect the landscape character of the South Downs National Park in accordance with Policies CP20 and CP19 of the Joint Core Strategy 2013.

6. No development shall take place above foundations until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To preserve the character and appearance of the Conservation Area and to protect the landscape character of the South Downs National Park in accordance with Policies CP20 and CP19 of the Joint Core Strategy 2013.

7. Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles) and hours of operation. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the landscape character of the South Downs National Park from light pollution.

8. The visibility splays as shown on drawing numbered H0202018/4396/002A shall be provided before first occupation of the dwellings. The splays shall be clear of all obstructions 600mm from the level of the carriageway and these splays shall be maintained in perpetuity.

Reason: In the interest of highway safety.

9. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

10. Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

11. Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling meets the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the

Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

12. No works shall be carried out until a Phase 1 habitat survey has been submitted to and approved in writing by the Local Planning Authority. Works shall then be carried out in accordance with any specific recommendations and mitigation measures outlined in the survey.

Reason: In order to secure adequate ecological mitigation and enhancement, including with regards to protected species in accordance with policy CP16 of the Joint Core Strategy 2013.

### **Informatives:**

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review (2006): H3, DP3, DP4, T2, T4, HE5  
Winchester District Local Plan Part 1 - Joint Core Strategy (2013): MTRA3, CP2, CP11, CP13, CP16, CP19, CP20.  
South Downs Local Plan Submission (2018): Policies SD4, SD5, SD8, SD15, SD25.

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

-offering a pre-application advice service and,

-updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

- In this instance Officer concerns were discussed with the applicant's agent and amended plans/information were received.

4. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise

disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

5. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

6. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

8. The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended).

In accordance with CIL Regulation 65, the South Downs National Park Authority will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development. Further details on the Authority's CIL process can be found on the South Downs National Park Authority website: <https://www.southdowns.gov.uk/planning/community-infrastructure-levy/>

## **11. Crime and Disorder Implications**

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

## **12. Human Rights Implications**

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

## **13. Equality Act 2010**

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

## **14. Proactive Working**

Further information and amended plans have been submitted to address the Highway Officer and Conservation Officer's concerns regarding access, parking and design.

### **Plans Referred to in Consideration of this Application**

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - BLOCK PLAN	SK01		15.03.2018	Superseded
Plans - PLAN	SK01		15.03.2018	Superseded
Plans - FLOOR PLANS & ROOF PLAN	SK02		15.03.2018	Superseded
Plans - ELEVATIONS	SK03		15.03.2018	Superseded
Plans - PLAN	SK04		15.03.2018	Superseded
Plans - FLOOD RISK ASSESSMENT PLAN	SK05		15.03.2018	Not Approved
Plans - AMENDED SITE LAYOUT	SK01/R2		26.05.2018	Superseded
Plans - AMENDED FLOOR PLANS & ROOF PLAN	SK02/R2		26.05.2018	Approved
Plans - AMENDED ELEVATIONS	SK03/R2		26.05.2018	Approved

Plans - AMENDED STREET & GARDEN VIEWS	SK04/R2		26.05.2018	Approved
Plans - AMENDED SITE LAYOUT	SK01 -R3		23.08.2018	Approved
Reports - Transport report	Transport report		23.08.2018	Submitted
Plans - HIGHWAY BOUNDARY AND VISIBILITY SPLAYS	2018/4396/00 2 A		23.08.2018	Approved
Plans -	LOCATION PLAN		15.03.2018	Approved
Plans - SWEPT PATH ANALYSIS	2018/4396/00 1 B		23.08.2018	Approved

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