

Proseed Property Ltd  
c/o Ms Karen Tipper  
Bell Cornwell LLP  
Unit 2, Meridian Office Park  
Osborn Way  
Hook  
RG27 9HY

Our Ref: SDNP/22/05319/CND  
Contact Officer: Katherine Pang  
Tel. No.: 01730 234191

14th August 2025

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Applicant:** Proseed Property Ltd, Proseed Property Ltd  
**Proposal:** Variation of conditions 2, 3, 4, 6, 10, 15, 16 and 17 of SDNP/15/03809/FUL to allow the substitution of the approved plans - Internal configurations and minor external changes to The Folly; changes to the design and massing of Units 6 and 7; reconfigured parking and garden layout and erection of new vehicular and pedestrian gate (contamination and drainage report received)

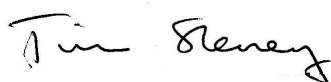
**Location:** Masseys Folly , Church Road, Upper Farringdon, Alton, Hampshire, GU34 3EG

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

*The South Downs National Park Authority has adopted the Community Infrastructure Levy Charging Schedule, which will take effect from 01 April 2017. **This application is liable for Community Infrastructure Levy and will be subject to the rates set out in the Charging Schedule** (<https://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy/>). Further information can be found on the same webpage under 'Frequently Asked Questions'. If you have any questions, please contact [CIL@southdowns.gov.uk](mailto:CIL@southdowns.gov.uk) or tel: 01730 814810.*

Yours faithfully



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

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Working in Partnership



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**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Application No:** SDNP/22/05319/CND

**Applicant:** Proseed Property Ltd, Proseed Property Ltd  
**Proposal:** Variation of conditions 2, 3, 4, 6, 10, 15, 16 and 17 of SDNP/15/03809/FUL to allow the substitution of the approved plans - Internal configurations and minor external changes to The Folly; changes to the design and massing of Units 6 and 7; reconfigured parking and garden layout and erection of new vehicular and pedestrian gate (contamination and drainage report received)

**Location:** Masseys Folly , Church Road, Upper Farringdon, Alton, Hampshire, GU34 3EG

**GRANT OF PLANNING PERMISSION**

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 15th November 2022 .

**This permission is subject to the following conditions:-**

1. 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.

2. Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) prior to the first occupation of the development hereby approved the first floor rooflights in the northern elevation of Unit 6 serving an ensuite and stairwell, shall be permanently,
- (i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer), and
  - (ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.
- Reason: To protect the privacy of the occupants of the adjoining residential properties.

3. Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) prior to the first occupation of the development hereby approved the ground and first floor windows of Unit 2 serving the kitchen/dining room, hall, bedroom 2 and landing in the front (north west) elevation of the development and the first floor windows of unit 5 serving bedroom 2 in the rear (south east) elevation of the development hereby permitted shall be permanently:
- (i) glazed with etched glass, and
  - (ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.
- Reason: To protect the privacy of the occupants of the adjoining residential properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no first floor window or rooflight openings on the northern elevation of Unit 6 shall be created at any time, without the prior written consent of the Local Planning Authority.
- Reason: It is considered that further openings on this elevation could result in an adverse effect upon the adjacent properties.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no extensions or outbuildings otherwise permitted under Schedule 2, Part 1, Classes A, B, C, D, or E of said Order shall be carried out on the dwellinghouses hereby permitted or within their curtilage without the prior written consent of the Local Planning Authority.
- Reason: It is considered that further extension/alteration of the dwellings could result in an adverse effect upon the adjacent properties, the visual character of the area and impact upon the listed building.

6. The development hereby permitted shall be carried out in strict accordance with the submitted Arboricultural Method Statement (AMS), section 5.0 - 5.18 of the Arboricultural Report - Revision B dated 29 June 2016 and Tree Protection Plan (TPP) ATC/2015/314/B Rev B as approved under SDNP/15/03809/FUL and in relation to T14 and T15 only. unless an alternative Arboricultural Method Statement and Tree Protection Plan has first been submitted to and approved in writing by the Local Planning Authority, in which case the works shall be carried out in accordance with the approved details. There must be no deviation from these documents other than those approved. As per section 5.12, if any services are to be installed within the Root Protection Area of retained trees, on or adjacent to the site, an addendum to the AMS and TPP shall be submitted and approved by the LPA prior to commencement of installation. Once approved, installation will strictly adhere to the addendum.

Reason: To ensure that the trees on and around the site are adequately protected from damage to their health and /or amenity value.

7. Demolition and construction work shall only take place in accordance with the approved Construction Method Statement For Massey's Folly Sutton Management Services Limited 22 June 2017 as approved under SDNP/17/02961/DCOND, unless details of another suitable construction method statement is submitted to, and approved in writing by, the Local Planning Authority, in which case works shall be carried out in accordance with the approved details.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

8. The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

9. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out. The parking areas shall then be permanently retained and reserved for that purpose at all times.

Reason: To make provision for off street parking for the purpose of highway safety.

10. The parking spaces shown on the approved plans shall only be used for parking purposes and not for the storage of boats, caravans, and trailers.

Reason: To ensure adequate on-site car parking provision for the approved development.

11. Any gates provided shall be set back a distance of 6 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

12. Prior to occupation of the development hereby permitted, a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages. The above reports should be completed by a competent person, as stipulated in the National Planning Policy Framework, Annex 2, and site works should be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and BS10175:2011 Investigation of potentially contaminated sites - Code of practice.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite.

13. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Planning Authority.

Development shall not re-start on site until the following details have been submitted to and approved in writing by the Planning Authority:-

- (a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.
- (b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site and (unless otherwise first agreed in writing by the Planning Authority)
- (c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages, and before any part of the development is occupied or used (unless otherwise first agreed in writing by the Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SD55 of the South Downs Local Plan.

14. Before any further work commences on Units 6 and 7, a design stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority.

For energy this must demonstrate with reference to design stage SAP data where feasible

- a) Predicted CO2 emissions from all proposed new dwellings (Units 6 and 7) to be at least 19% reduced through the energy efficiency of the buildings. compared to the target emission rate baseline set by building regulations
- b) Predicted CO2 emissions from all proposed new dwellings (Units 6 and 7) to be at least 20% reduced through the use of on-site low or zero carbon energy generation compared to the target emission rate baseline set by building regulations.

For water this must demonstrate via a BRE (or equivalent) water calculator that the predicted internal mains water consumption is no more than 105 litres/person/day.

Reason: To ensure an environmentally sustainable development in accordance with Policy SD48 of the South Downs Local Plan.

15. Prior to the occupation of Units 6 and 7 hereby permitted or in accordance with a programme to be agreed in writing with the Local Planning Authority an as-built stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority.

For energy this must demonstrate with reference to design stage SAP data where feasible

- a) Predicted CO2 emissions from all proposed new dwellings (Units 6 and 7) to be at least 19% reduced through the energy efficiency of the buildings. compared to the target emission rate baseline set by building regulations
- b) Predicted CO2 emissions from all proposed new dwellings (Units 6 and 7) to be at least 20% reduced through the use of on-site low or zero carbon energy generation compared to the target emission rate baseline set by building regulations.

For water this must demonstrate via a BRE (or equivalent) water calculator that the predicted internal mains water consumption is no more than 105 litres/person/day.

Reason: To ensure an environmentally sustainable development in accordance with Policy SD48 of the South Downs Local Plan.

16. Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Mitigation and Enhancement Strategy (V.3, Arbtech, September 2016) as approved under SDNP/15/03809/FUL and as enhanced by the approved Phase 2 Bat Emergence/Re-Entry Surveys (Species Ecological Consultancy, September 2022), unless otherwise agreed in writing by the Local Planning Authority. All ecological measures shall be implemented as per ecologist's instructions and bat compensation and enhancement features shall be retained in perpetuity in the agreed locations. Reason: to protect and enhance biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy SD9 of the South Downs Local Plan.

17. The development shall not be occupied until the bin and cycle storage has been constructed in accordance with the approved details within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To ensure the adequate provision of on site facilities.

18. The development hereby approved shall not be first brought into use until a fully detailed hard and soft landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

19. The development shall not be occupied until the drainage works both for surface water and foul water, as proposed by the approved Report on Drainage Proposals dated 23 March 2024 have been carried out and completed and shall be retained thereafter, unless alternative drainage details are submitted to, and approved in writing by, the Local Planning Authority, in which case works shall be carried out in accordance with the approved details, prior to occupation.

Reason: To ensure adequate provision for drainage.

## **INFORMATIVE NOTES**

**These are advice notes to the applicant and are not part of the planning conditions:**

### **Crime and Disorder Implications**

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

### **Human Rights Implications**

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.

### **Equality Act 2010**

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



## Proactive working

In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included being updated of any issues after the initial site visit. - e.g. The provision of pre-application advice, an onsite meeting or an office meeting to add additional value as identified by SDNPA Officers and consultees.

The proposed development referred to in this planning permission is liable to pay the Community Infrastructure Levy (CIL).

In accordance with CIL Regulations, 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 is granted.

Please note that failure to comply with the CIL Regulations may result in you forfeiting any reliefs which might be available.

Further details on the Authority's CIL process can be found on the South Downs National Park Authority website.

If you have questions then please email [CIL@southdowns.gov.uk](mailto:CIL@southdowns.gov.uk).

## Plans Referred to in Consideration of this Application

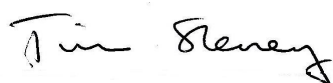
The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date received	Status
Application Form - Application Form			15.11.2022	Approved
Application Documents - CIL Form 1 - Additional Information			15.11.2022	Approved
Plans - Existing as Built Plans 1 of 2	A- A22794(3.2)10 1	P	15.11.2022	Approved
Plans - Existing as Built Plans 2 of 2	A- A22794(3.2)10 2	P	15.11.2022	Approved
Plans - Proposed Plans 1 of 2	A- A22794(3.2)10 3	P	15.11.2022	Approved
Plans - Proposed Plans 2 of 2	A- A22794(3.2)10 4	P	15.11.2022	Approved
Plans - Existing as Built Elevations 1 of 2	A22794(3.2)10 5	P	15.11.2022	Approved

Plans - Existing as Built Elevations 2 of 2	A22794(3.2)106	P	15.11.2022	Approved
Plans - Existing and Proposed Sections AA/BB/CC	A22794(3.2)110	P	15.11.2022	Approved
Application Documents - Bat Emergence/Re-entry Surveys - Species Ecological Consultancy (September 2022)			15.11.2022	Approved
Application Documents - Defect Survey and Wants of Repair - Plan A	A22794		15.11.2022	Approved
Application Documents - Planning and Heritage Statement - November 2022	2392		15.11.2022	Approved
Application Documents - Structural Inspection - Modulus Structural Engineering Ltd	3344		15.11.2022	Approved
Application Documents - Viability Report May 2023			19.06.2023	Approved
Application Documents - Viability Appendix			19.06.2023	Approved
Plans - Unit 6 Existing as Built & as Proposed	A22794(3.2)111	P3	06.06.2023	Approved
OS Extract - Site Location Plan	A22794(3.2)001	P1	18.01.2023	Approved
Plans - Unit 7 Existing as Built & as Proposed	A22794(3.2)112	P3	06.06.2023	Approved
Application Documents - Official List Entry			07.12.2023	Approved
Plans - Proposed Landscape Plan	A22794(3.2)113	P	06.06.2023	Approved
Application Documents - Phase 1 Bat Survey - Species Ecological Consultancy (August 2022)			15.11.2022	Approved
Plans - General Specifications & Risk Assessment	3344-P1		15.11.2022	Approved
Plans - Replacement Windows	A22794(3.2)117	PL	19.06.2023	Approved
Plans - Existing Window	A22794(3.2)11	P1	06.06.2023	Approved

Repair Schedule North West Elevation Both Storeys	8				
Plans - Existing Window Repair Schedule South East Elevation Ground Floor Only	A22794(3.2)11 9	P1	19.06.2023	Approved	
Plans - Existing Window Repair Schedule South East Elevation 1st & 2nd Floor North East Elevation All Floors	A22794(3.2)12 0	P1	19.06.2023	Approved	
Application Documents - Materials Schedule			06.06.2023	Approved	
Plans - Comparison and Level Assessment of as Built Unit 7	A22794(3.2)11 6	P1	23.10.2023	Approved	
Plans - Existing and Proposed Street Scenes	A22794(3.2)11 5		16.03.2023	Approved	
Plans - Block Plan	A22794(3.2)10 0	P2	23.10.2023	Approved	
Plans - Proposed Elevations 1 of 2	A22794(3.2)10 7	P1	23.10.2023	Approved	
Plans - Proposed Elevations 2 of 2	A22794(3.2)10 8	P1	23.10.2023	Approved	
Plans - Level Assessment of as Built Unit 6	A22794(3.2)11 4	P1	23.10.2023	Approved	
Application Documents - Contamination Risk Assessment - Environmental Assessment Services Ltd (December 2023)			14.12.2023	Approved	
Application Documents - Report on Drainage Proposals Dated 23 March 2024			26.03.0024	Approved	

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



**TIM SLANEY**  
Director of Planning  
South Downs National Park Authority  
14th August 2025

## NOTES TO APPLICANTS / AGENTS

### Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £298 per request or £86 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents.

The requirement to make this charge is set out in [Fees for planning applications - GOV.UK](https://www.gov.uk/government/publications/planning-fees) ([www.gov.uk](https://www.gov.uk))

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

### Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website, <https://www.planningportal.co.uk/applications>

The fee chargeable is currently £298 per request, or £44 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk) or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.