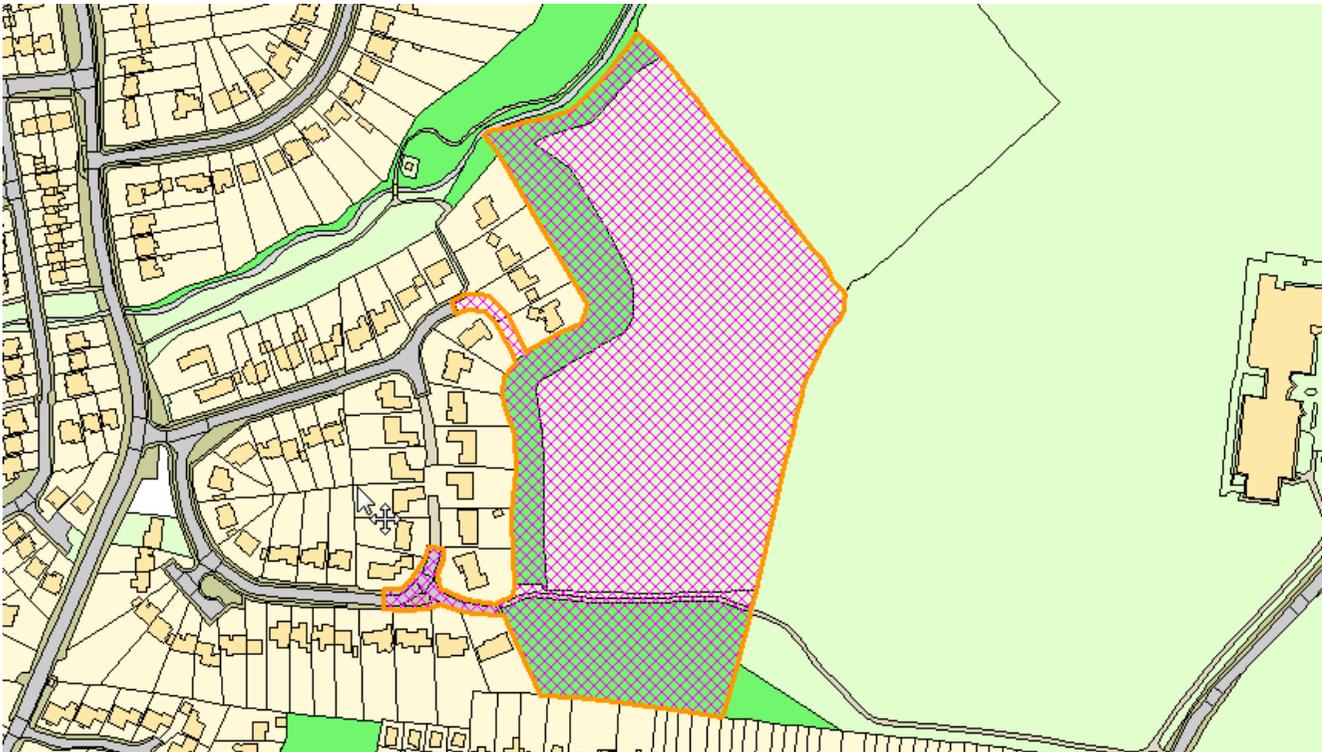


SDNPA Planning Committee 9 April 2015: Update Sheet

Agenda Item	Page No	Paragraph	Update	Source/Reason
7	13	2.7	The applicant has confirmed that the development would be built to code level 4 for sustainable homes and that a minimum of 10% of the sites energy would be provided through renewable technology. If the scheme would have been recommended for approval a condition/s106 would have secured these.	Omission
7	24	10.1	Insert words ' does and policy CP20 ' into the refusal reason so that it reads: 'The proposed development by reason of its poor and illegible layout and poor design quality would result in a development that does not relate to the local settlement characteristics and distinctiveness of Petersfield but instead would result in a development that would detract from the character of the area. The development would therefore be contrary to policies CP20 and CP29 of the East Hants Joint Core Strategy 2014, Petersfield Design Statement 2010, Penns Field Development Brief and the NPPF.	Update/Omission
7		Location Plan		Correction

Agenda Item	Page No	Paragraph	Update	Source/Reason
8	32	7.4	<p>The Petersfield Neighbourhood Plan, whilst not yet adopted is a material consideration. Of particular relevance are the following policies:</p> <ul style="list-style-type: none"> • Housing Policy 3 (Allocate housing to meet the needs of an ageing population. • Built Environment Policy 6 (The settlement boundary) <p>Note: The application site falls outside the settlement boundary.</p> <ul style="list-style-type: none"> • Community Policy 4 (Provide appropriate mix of sport and recreation facilities) • Natural Environment Policy 2(Preserving and enhancing the green network and open spaces) <p>Note: the application site is referenced as G9 in the plan and designated as Local Green Space.</p> <ul style="list-style-type: none"> • Natural Environment Policy 7 (Biodiversity, trees and woodlands) 	Addition
8	33	8.7	<p>The applicant refers to an appeal decision where the Inspector referred to the land as brownfield land. Historically the use of the land may have been as part of the railway, however for a number of years the land has been designated as open space in local plan documentation.</p>	Addition.
9	42	5.1	<p>Replace the word ‘curb’ with the word kerb in the last bullet point</p>	Correction
9	42	5.1	<p>1 additional letter has been received with attachments showing the land prior to the development having taken place. The letter also raises concerns about the grazing plan submitted by the applicant. The letter also raises concerns about the siting of the site notice.</p>	Update
10	50	4.1	<p>Additional Comments received from East Dean and Friston Parish Council:</p> <ul style="list-style-type: none"> • The development site is a main grazing area for the collection of rare sheep. • Even if the cricket square were moved it would still be dangerously close. Chief access to the houses would be behind the seats on the north side of the recreation ground. Ground is used for stoolball, soccer, lacrosse, golf practice, childrens clubs and annual bonfire, fireworks display. • Extension of village footprint caused by development would be contrary to policy within Village Design Statement. Any new development would extend into greenfield land and show a harsh urbanised entry to the village. • Development would cause a significant increase in traffic and parking in an area already bereft of adequate parking for users of the recreation ground. • Development would increase the housing stock in the old village by some 13% - a significant number. • Any development on this site would be intrusive. • Proposed screening by trees would be completely ineffective especially when viewed from the elevated footpath on Went Hill. 	Update

Agenda Item	Page No	Paragraph	Update	Source/Reason
			<ul style="list-style-type: none"> The area of one of the alternate sites which lies well within the existing village footprint, but has not yet been fully considered. 	
10	51	5.1	<p>Additional letter of objection received:-</p> <ul style="list-style-type: none"> Still believe that the officer is wrong to base conclusion in relation to major development on number of new dwellings to be added to entire housing stock of the village. Up to date guidance requires decisions to take local context into account. Consideration of local context in this case clearly points towards assessing the significance of the new development as an extension of the historic core rather than of the whole village. Clear division between separate parts of the parish is further emphasised by the fact that the southern core itself forms part of the first ever designated heritage coast. Even if the proposals are not considered to be major development there is still sufficient weight to outweigh presumption in favour of sustainable development and justify refusal. Officer has not given sufficient weight to the new issue which has arisen on affordable housing following the appeal decision at Westham. 	
10	51	5.1	Additional letter and legal opinion received from applicant in support of their application. Members will have already received a copy of this letter and legal opinion by e-mail on 8 th April.	Update
10	52	7.4	East Dean & Friston Village Design Statement is of relevance to this application (although weight to attach to the document is limited given that it is not yet an SPD).	Addition
10	52	7.5	Wealden Design Guide is of relevance to this application	Addition
11	68	Condition 9	Before the development hereby approved commences, the applicant shall submit a report, prepared in accordance with the provisions of BS4142:2014 to predict noise levels at the nearest sensitive location. This report and recommended mitigation must be submitted to and approved in writing by the South Downs National Park Authority prior to the building being used by the public. The approved mitigation measures must be carried out before the use of the building has commenced and shall be retained and maintained thereafter.	Amendment
11	69	Condition 13	<p>Amended wording to condition:</p> <p>Prior to the commencement of development a layout plan showing the parking area for the farm park shall be submitted to and approved in writing by the South Downs National Park Authority and thereafter maintained to the satisfaction of the SDNPA.</p> <p>Reason: In the interests of highway safety and to ensure the development is appropriate in this landscape setting in accordance with saved policies T14 and ST3 of the Lewes District Local Plan 2003 and the NPPF.</p>	Correction

Agenda Item	Page No	Paragraph	Update	Source/Reason
12	77	5.4	<p>One additional letter of representation received from the resident of No. 2 Woodland Close raising the following comments:</p> <ul style="list-style-type: none"> • I have no objection to the scheme if indeed the foul water drainage will be redirected as discussed with Mr Thorns (applicant), and if this is to form a condition of their approval this would be very satisfactory as my property abuts Clapham Lodge and shares the main drain. • With respect to traffic movement into The Street and leaving Clapham Lodge, I urge that there be a constant reminder to the drivers of vehicles to respect and consider the local residents with particular attention and consideration to their speed and bear in mind the time of day/night they arrive and leave Clapham Lodge. 	Update