

## SDNPA Planning Committee 14 February 2013: Update Sheet

Agenda Item	Page No	Paragraph	Update	Source/Reason
6	18	10.2	Condition 18 - No development shall commence until the access, including the footway and/or verge crossing hereby constructed and lines of sight of 2.4 metres by 43 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter. Reason: In the interests of highway safety in accordance with East Hampshire District Local Plan 2006 policies T9, T10 and T12	Additional condition
6	18	10.2	Condition 19 - No development shall commence until details of vehicle wheel washing equipment located within the site have been submitted to and approved in writing by the South Downs National Park Authority. The scheme shall be carried out in accordance with the approved details. Reason: To prevent contamination and damage to the surrounding highway network in accordance with East Hampshire District Local Plan 2006 policies T9, T10 and T12	Additional condition
8	30	8.2	The applicant has confirmed that it is their intention to allow the length of the hedge that adjoins Selden Lane within their ownership to naturally grow to the height of the proposed gate and this is secured via the submitted landscape strategy (as amended).	Clarification
8	30	New Para 8.5	The proposed gate will serve an access that is approximately 1m wider than the existing access. Accordingly, the applicant proposes to widen the access to accommodate the proposed gate and, as Selden Lane is not a classified road, this can be undertaken without expressed planning permission.	Clarification
9	37	7.5	Additional policy from the Wealden Core Strategy: SP09 - Climate change and sustainable construction	Omission
9	37	8.4	Replace the word 'of' with the word 'off' in the last sentence of the paragraph.	Correction
9	42	10.1	Condition 9 – Site Levels  Before development commences details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the application site and the height of the ground floor slab and damp proof course in relation thereto as well as details outlining the quantity of material to be excavated and where the excavated material will be disposed of/deposited, shall be submitted to and	Additional condition

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			<p>approved in writing by the SDNPA. The development shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory relationship between the new development and adjacent buildings within the Conservation area to comply with Policy EN27 and EN19 of the Wealden Local Plan 1999.</p>	
10.	49	10.1	<p>Amend condition 5 to: (amendments in bold)</p> <p>Prior to the development being brought into use, a transport management travel plan for the operation of the building <b>and car parks</b> shall be submitted to an approved in writing by the South Downs National Park Authority. Thereafter, it shall be retained and any requirements adhered to unless otherwise agreed in writing by the South Downs National Park Authority.</p> <p>Reason: To ensure appropriate means of travel to and from the site are implemented in order to manage car parking at the site, in accordance with Policy TR3 of the Wealden Local Plan <b>1998</b> and Policy TR5 of the non statutory Wealden Local Plan 2005 and the NPPF.</p>	Update.
10.	47-49	Sections 7 and 10	Reference to Wealden District Local Plan 1999 be amended to Wealden District Local Plan 1998.	Correction.
11	54	Appendix 1 – Flood Risk Assessment	<p>No changes are proposed to the requirement but the wording is proposed to be amended to provide clarity for applicants as follows:</p> <p>“All applications which fall into any of the following categories:</p> <ul style="list-style-type: none"> <li>• The application site is 1Ha or greater in EA Flood Zone 1</li> <li>• The application site is within EA Flood Zone 2</li> <li>• The application site is within EA Flood Zone 3</li> <li>• The application site is designated as a critical drainage area”</li> </ul>	Clarification
11	60	Appendix 2 – Flood Risk Assessment	<p>No changes are proposed to the requirement but the wording is proposed to be amended to provide clarity for applicants as follows:</p> <p>“All applications which fall into any of the following categories:</p> <ul style="list-style-type: none"> <li>• The application site is 1Ha or greater in EA Flood Zone 1</li> <li>• The application site is within EA Flood Zone 2</li> <li>• The application site is within EA Flood Zone 3</li> <li>• The application site is within Flood Zone 1 and designated as a critical drainage area</li> <li>• Where the development, or proposed change of use to a more vulnerable class, may be subject to other sources of flooding”</li> </ul>	