

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	17	4.2	<p><u>Additional consultee advice received and amendment (in bold) to condition 10 in response.</u></p> <p>4.2 Arboriculture: Comments awaited No objection, subject to conditions.</p> <p><u>Officer note:</u> Their advice relates to securing the submitted Arboricultural Report and Tree protection Plan, plus appropriate planting methodology for any new planting within tree root protection areas. The submitted report and its accompanying tree protection plan are secured via condition 11.</p> <p>Planting methodologies are already addressed in condition 10(b), which is also proposed to be refined to:</p> <p>b. Planting methodologies (especially any new planting close to or within root protection areas of trees), tree pits & guying methods.</p>	Update
6	35	Condition 14	<p><u>Amendment in bold to condition 14, as follows:</u></p> <p>...All external lighting on the buildings shall be restricted to down lighters that do not exceed 1000 lumens, and 500 lumens in the most ecologically sensitive areas as detailed in the submitted Ecological Impact Assessment (dated 21.08.2025), all of which shall be designed and shielded to minimise upwards light spillage.</p>	Update

6	23	Section 5	<p><u>One additional 'neutral' representation, as follows:</u></p> <ul style="list-style-type: none"> • Need to ensure future maintenance of the public right of way and maintain accessibility. • Impressed by the current temporary detour of the PROW whilst the development of the access has been undertaken; well set out and working well. 	Update
6	37	Condition 22	<p><u>Update to wording of condition 22, as follows:</u></p> <p>22. A Noise Validation Report demonstrating compliance with the following criteria shall be submitted to and approved in writing by the Local Planning Authority before any affected dwelling, as identified in the Noise Assessment by 24 Acoustics Led (ref: R10270, Rev 5, dated 08.09.2025), is occupied.</p>	Update
7	45	I	<p>(I) That authority be delegated to the Director of Planning, in consultation with the Chairman of the Planning Committee, to grant planning permission subject to:</p> <p>(a) No new material matters arising, following neighbour notification consultation;</p> <p>(b) The conditions at paragraph 9.1 of the report and any amendments or other conditions required to address technical matters;</p> <p>(c) The satisfactory completion of a section 106 agreement, the final form of which is delegated to the Director of Planning, to secure:</p>	<p>Whilst the Authority met its legislative requirement under the T & C P Act for publicity, it had not sent out neighbour notification letters as required by the Authority Statement of Community Involvement and therefore this needs to be carried out prior to final resolution and issue of the decision on the application hence the amendment to the recommendation</p>

			<ul style="list-style-type: none"> • 10 Affordable Housing Units as set out in the report • Water neutrality • The travel plan and monitoring fee of £,950 <p>(2) That authority be delegated to the Director of Planning to refuse planning permission, with appropriate reasons, if the legal agreement is not completed, or insufficient progress made, within six months of the 9 October 2025 Planning Committee meeting.</p>	
7	50	4.4	<p>West Sussex County Council, Lead Local Flood Authority, No Objection, request conditions: Revised Condition 11 and New Condition 19 proposed in response to above:</p>	Update in bold . Late consultation response – please see below, p5, for updated conditions .
7	51	4.9	<p>Additional consultee advice received: Natural England – Further information sought on water saving measures.</p>	<p>Officer Note: HRA completed by the Authority and Water Neutrality Statement submitted by applicant. Despite this Natural England have not specifically commented on readily available information. Officers consider sufficient assessment has been undertaken and mitigation measures are proposed to be secured in the S106.</p>
7	55	7.25	<p>....with the parking SDP being adopted in April 2021</p>	Typographical error, correction in bold
7	57	7.41	<p>The back to flank distance between the proposed new dwellings on this site and the existing flank wall of 8a Downs View is approximately 12 metres. Whilst this is under the 22m distance between back to back properties as prescribed within the SDNPA design guidelines, this is</p>	Measurement corrected in bold . Members should note this correction does not materially impact the assessment made.

			<p>considered acceptable in this instance. The existing bungalow has large garden which overlooks the allotments to the west of the site and has windows in this elevation and the front elevation as facing Downs View Road. Additionally, whilst there is a window in the south facing flank elevation of this property, it is already largely obscured by the existing boundary treatment – part brick wall, part close boarded fence. There are no windows within the roof of this property which face site 2.</p>	
7	57-58	7.43 – inserted table.	<p><u>Site 6:</u> Amenity Impact Column; “None, over 40 24 metres away from the property (Morgan Court) to the North and 19 12 metres from the properties on Wyndham Road”</p> <p><u>Site 7:</u> “None, over 30 20 metres away from surrounding properties at the nearest point”</p>	<p>Measurements corrected in bold. Members should note these corrections do not materially impact the assessment made.</p>
7	60	8.1	<p>(l) That authority be delegated to the Director of Planning, in consultation with the Chairman of the Planning Committee, to grant planning permission subject to:</p> <p>(a) No new material matters arising, following neighbour notification consultation;</p> <p>(b) The conditions at paragraph 9.1 of the report and any amendments or other conditions required to address technical matters;</p> <p>(c) The satisfactory completion of a section 106 agreement, the final form of which is delegated to the Director of Planning, to secure:</p>	<p>Whilst the Authority met its legislative requirement under the T & C P Act for publicity, it had not sent out neighbour notification letters as required by the Authority Statement of Community Involvement and therefore this needs to be carried out prior to final resolution and issue of the decision on the application hence the amendment to the recommendation</p>

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7	63	Condition 11	<p>No development shall commence until details of the proposed means of surface water run off disposal have been agreed by the Authority in consultation with the Lead Local Flood Authority and Southern Water.</p> <p>Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policy.</p>	Revised in response to LLFA consultation
7	64	Additional Condition 19	<p>The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with the lead local flood authority. The approved drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained</p>	Added in response to LLFA consultation

			<p>in accordance with the approved details in perpetuity.</p> <p>Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Planning Policy</p>	
8	74	5.1	<p>2 further representations have been received, which are summarised as follows:</p> <ul style="list-style-type: none"> • Inadequacy of the alternative parking site proposed (distance from site, accessibility) • Further analysis of the Applicant's Parking Technical Note (July 2025), alleging that some of the figures used in the calculations are incorrect and therefore the level of parking stress is greater. <p>In light of the above comments, the Applicant has provided further clarification of the calculations and figures used.</p> <p><u>Officer Note:</u> Whilst the representation is noted, as the Applicant has committed to providing an alternative site for the parking displaced by the proposed development, the development is unlikely to result in additional parking stress on the area.</p>	Further Representation
10	114	3.5	<p>"Cycle storage is proposed in the central amenity space to serve all six dwellings".</p>	Typographical Error
10	115	5.1	<p>Two letters of support have been received from:</p>	Further Representations

			<ul style="list-style-type: none"> • Cllr Zoe Nicholson (Leader of Lewes District Council, and • Cllr Mark Slater (Housing Portfolio Holder) <p>The comments are available on the public file and are summarised as follows:</p> <ul style="list-style-type: none"> • Scheme will deliver much needed affordable housing on an underused brownfield site, which has been allocated for development in the Lewes Neighbourhood Plan; • Lewes District has an acute need for affordable housing; • National policy confirms decision makers should give substantial weight for proposals on brownfield sites, unless substantial harm would be caused; • The officer’s report does not demonstrate that there is substantial harm; • Proposal represents a dramatic improvement and provides multiple benefits (including BNG and surface water drainage) <p><u>Officer Note:</u> These comments are acknowledged however these do not change the recommendation.</p>	
10	119	7.17	<p>The last bullet point should end after “...little or no passive surveillance”. The remaining text should be read as a new sentence beginning “This cumulatively results...”</p>	Typographical Error

10	123	9.2	<p>Reason for Refusal 2. Has been amended to correct minor typographical errors. The following text should replace the second reason for refusal in full:</p> <p>“Insufficient information has been provided to demonstrate the proposed site layout can provide parking that serves the needs of the development both in respect of usability and manoeuvrability. For these reasons the development would be contrary to policies SD21 and SD22 of the South Downs Local Plan 2014-2033, the Design Guide Supplementary Planning Document July 2022 and the Parking for Residential and Non-Residential Development Supplementary Planning Document.”</p>	Typographical Error
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