

SDNPA Planning Committee – Thursday 13 November 2025

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	15	Section 4	<p><u>Additional consultee advice received:</u> SDNP Tree Consultant: No objection, subject to conditions. Officer note: Condition 12, pertaining to tree protection, already included.</p>	Update
6	15	Section 5	<p><u>One letter received from 'Friends of Lewes', raising objection on the following (summarised) grounds:</u></p> <ul style="list-style-type: none"> • All available parking spaces should be for the hotel and not the development. • Scale and form of development is unacceptable, overdevelopment of the site. • The Conservation Area Management Plan (CAMP) has not been referenced in the report nor the SDNPA adopted Design Guide SPD. • Agree with SDNP Design Officer's concerns re. the height and roofline. • Loss of privacy from elevated top floor and balconies. • Vehicular access is very restricted. Concerns re. waste collection and impacts on public safety. Fire Brigade and Waste Collection Authority have not been consulted. • Inadequate cycle parking provided. • Impact on trees not assessed. • Concerns re. materials. • Too many matters are left to condition. • Given the detachment of the SDNPA from the town of Lewes it is disappointing that neither the specific views of the Friends of Lewes nor those of the Lewes Conservation Advisory Group are specifically referenced in the committee report. • Pre-app comments are not in the public domain. 	Update

			<ul style="list-style-type: none"> • The report does not accurately reference the comments from the Design Officer or Conservation Officer. • There is no assessment of the landscape impacts, impact on heritage assets or the effect on the conservation area. • The report has not adequately shown to address the key impacts on the town to support the recommendation. Accordingly, it is considered that the development proposed conflicts with Policies SD5, SD12, SD13 and SD15 and Lewes Neighbourhood Policies HC3A and HC3B. • The proposals do not conserve and enhance the special architectural or historic interest, character or appearance of the conservation area, or safeguard adjacent heritage assets and their settings. <p>Officer note: It is considered that these matters have been adequately addressed within the report and the comments submitted by consultees are available on the website. The Lewes CAMP has been reviewed during the assessment of the application which has taken account of the wider characteristics of the Conservation Area and its setting. The Committee Report provides a summary of consultee comments and provides a balanced assessment. The additional representation does not alter the officer recommendation.</p>	
6	15	Section 5	<p><u>One letter received from a LDC and ESCC Councillor, raising objection on the following grounds:</u></p> <ul style="list-style-type: none"> • Proposed bin storage is inadequate and will lead to inappropriate storage of bins outside of the allocated 'bin store', as well as causing access difficulties for nearby residents. • There is a history of using the area for fly-tipping, creating a nuisance and blocking access - requiring enforcement notices. The provision suggested here runs the risk of this issue recurring. • While there are other issues with the proposal (including an excessive provision for car parking for an area that should have private vehicle 	Update

			<p>restrictions, and a roofline that may spoil the view for other residents) it is essential that bin store provision is improved.</p> <p>Officer note: The proposed bin storage is discussed in paragraph 7.40 and is considered acceptable. Fly-tipping is controlled by separate legislation. The additional representation does not alter the officer recommendation.</p>	
6	38	Condition 26	<p><u>Update to wording of Condition 26, as follows:</u></p> <p>26. No development shall commence until details of the proposed means of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include either:</p> <p>(a) written confirmation from the statutory sewerage undertaker (Southern Water Services) that capacity exists and that a connection to the public foul sewer has been agreed; or</p> <p>(b) where connection to the public sewer is not proposed, full details of an alternative foul drainage system together with a management and maintenance plan.</p> <p>The approved drainage arrangements shall be implemented in full prior to the first occupation of any dwelling and thereafter retained and maintained as approved</p> <p><u>Reason:</u> To ensure satisfactory provision of foul water drainage and to prevent pollution of the environment, in accordance with Policy SD55 of the South Downs Local Plan. This is required to be a pre-commencement condition because it is necessary to have agreed such details prior to commencing any building works.</p>	Update – re-written for clarity
6	38	Condition 27	<p><u>Update to wording of Condition 27, as follows:</u></p> <p>27. Prior to the commencement of development hereby permitted, details of the proposed surface water drainage and means of disposal, including on and/or off-site works, shall be submitted to and approved in writing by the Local</p>	Update – re-written for clarity

			<p>Planning Authority in consultation with the Lead Local Flood Authority. The submitted details shall include:</p> <p>(a) a detailed design of the surface water drainage scheme demonstrating compliance with sustainable drainage principles and current design standards; and</p> <p>(b) a management and maintenance plan setting out long-term maintenance responsibilities and access arrangements.</p> <p>The approved scheme shall be implemented in full prior to occupation of any dwelling and thereafter retained and maintained in accordance with the approved management and maintenance plan.</p> <p><u>Reason:</u> To ensure satisfactory provision of surface water drainage and ensure surface water runoff from the development is managed safely whilst achieving maximum water quality, biodiversity and amenity benefits, in accordance with SD2, SD17 and SD50, and the SDNPA Design Guide SPD. This is required to be a pre-commencement condition because it is necessary to have agreed such details prior to commencing any building works.</p>	
6	38	Condition 29	<p><u>Update to wording of Condition 29, as follows:</u></p> <p>28. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment (BNG Assessment, AEWG Ltd., 24-061-BNG-V2, 27/01/2025) and accompanying Statutory Biodiversity Metric (Metric, Natalie Arscott, 12/12/2024) and Condition Assessment (Brigitte de Coriolis, survey date 07/07/2024).</p> <p><u>Reason:</u> To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.</p>	Update – replaces original Condition 29 which was an informative

6	38	Condition 30 (additional)	<p><u>Additional condition 30, as follows:</u></p> <p>30. Prior to the commencement of the development hereby permitted, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall accord with the Biodiversity Gain Plan and include:</p> <ul style="list-style-type: none"> i) A non-technical summary ii) The roles and responsibilities of the people or organisations delivering the HMMP iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the first occupation of the development v) The monitoring methodology and frequency in respect of the created or enhanced habitat vi) Provision for the identification, agreement and implementation of contingencies and/or remedial actions where the results from monitoring show that the conservation aims and objectives of the HMMP are not being met. <p>The created and/or enhanced habitat specified in the approved HMMP shall thereafter be managed, maintained and monitored in accordance with the approved HMMP.</p> <p><u>Reason:</u> To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.</p>	Update – additional condition
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6	38	Condition 31 (additional)	<p><u>Additional condition 31, as follows</u></p> <p>31. Prior to the first occupation of the development hereby permitted, a completion report, evidencing the completed habitat enhancements set out in the approved Habitat Management and Monitoring Plan, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><u>Reason:</u> To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.</p>	Update – additional condition
6	39	Informative 9 (additional)	<p><u>Additional Informative 9, as follows:</u></p> <p>9. Biodiversity Net Gain</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and</p> <p>(b) the planning authority has approved the plan.</p> <p>The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the South Downs National Park Authority.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.</p> <p>Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.</p>	Update – additional informative

7	50	1.1	The application relates to a 0.48% 0.66 hectare (ha) site [<i>the existing Aldi site is 0.48ha</i>]	Correction
7	51	4.5	Officer note: The Environmental Health Contamination comments were received at pre-app stage. EH Contamination Comments on the submitted Remediation Strategy are awaited, and if acceptable may result in condition 8 becoming a compliance condition.	Clarification
7	51 59	3.3 7.37	There will be an estimated on-site biodiversity net gain of approximately 11% 14.59%. ...a total of 7 8 new trees...and...estimated uplift of 11% 14.59% BNG	Correction
7	61	7.53	...the site is located in Flood Zone 2 and 3	Correction