

SDNPA Planning Committee – Thursday 11 December 2025

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
6	19	4.8	<p><u>Additional Harting Parish Council response following re-consultation, as follows:</u></p> <ul style="list-style-type: none"> The Parish Council re-iterate their previous concerns raised. <p><u>Officer note:</u> Their original comments are reported at paragraph 4.8 of the report.</p>	Update
6	20	4.13	<p>A further no comment response from West Sussex County Council (Minerals and Waste) has been received from the re-consultation exercise.</p> <p><u>Officer note:</u> There are no relevant mineral and waste related matters relating to this application.</p>	Update
6	20	4.10	<p><u>Further consultee response received from Landscape Officer, in reply to re-consultation, as follows:</u></p> <p>Holding objection:</p> <ul style="list-style-type: none"> Amenity hut design suitable but unclear on solar panel placement and lighting management. Path details near amenity hut absent from plans; need to protect grass from footfall. Uncertain how guests will access pitches; site plan does not show clear routes, hedgerows obstructing access; concern about conflict between amenity hut users and adjacent pitches. Installed trackway and possible second access not shown on plans and landscape impact. No evidence of interpretative signs for guests for site and habitat management. Site Plan does not match the Habitat Management and Monitoring Plan regarding BNG. Specific planting and fencing not shown across plans. Site visible from public footpath; establishment and management of planting crucial. Parking management needs to be effective to avoid visual impact. 	Update

			<ul style="list-style-type: none"> • Returning to grazing after camping season essential for maintaining agricultural use and landscape character; stress importance of protecting the landscape and ecology value. <p><u>Officer note:</u> The plans show a sufficient level of detail and recommended conditions address detailed matters of new planting, BNG, and site management. The acceptability of the amenity hut is noted and it has a modest sized roof for accommodating solar panels. No new formal defined/surfaced routes are proposed for accessing pitches, which could be readily accessed. The only new track proposed is for servicing the amenity hut and shown on the plans. Pitches are a sufficient distance from the amenity hut.</p>	
6	20	5.1	<p><u>Further response received from a third-party neighbour in response to the re-consultation, which outlines that:</u></p> <ul style="list-style-type: none"> • There have been repeated breaches of the Campsite Management Plan; unauthorised development such as works to western boundary path, car park entrance and extent; deviations from approved plans such as the amenity hut. Applicant has admitted non-compliance. • Site activity not linked to agriculture and gradual industrialisation of the site. • Lack of deer fencing and buffer around site boundaries. • No coded gated entrance. • The site's operation and character significantly differ from what was originally permitted. • Lighting at the stockmans dwelling and adjacent barn, and at unauthorised amenity hut. • Location of amenity hut requires a long new access track; were it moved westward to the existing track this would not be needed and it would be easier to remove in the off season. • Hay crops have been harvested during the camping season. • Campsite consistently failed to operate in accordance with planning conditions between 2021-25; campsite operations should not, therefore, be treated as the baseline. • Question the Applicant's claims regarding the site's agricultural use, water neutrality merits, and site management. 	Update

			<ul style="list-style-type: none"> Further scrutiny by the SDNPA is required. 	
6	29	9.1	<p><u>Update to first sentence of condition 5, as follows:</u></p> <p>Notwithstanding the details provided, an updated Campsite Management Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the campsite being brought into use.</p>	Update
7	41	3.3	<p>The southern elevation would include four panels of <i>hand coursed knapped flint block</i> framed with red brick</p> <p><u>Officer note:</u> The applicant has provided amended elevational drawings which indicate the flint would now be hand coursed.</p>	Update
7	44	5.1	<p><u>Further Third Party Representations</u></p> <p>A further 3x letters of objection and 15x letters of support have been received, which do not raise any matters which have not been already covered in the officer's report. The officer's recommendation remains unchanged.</p>	Update
7	54	7.43	<p>The box-shaped building and plant enclosure, which together form an unbroken southern elevation of some 81m in length, would take up much of the primary southern frontage to the extent that the development would abut the adjoining dwelling, No 50 Malling Street.</p> <p><u>Officer note:</u> The applicant has provided amended plans which pull the north-eastern corner of the plant enclosure away from the neighbouring wall by some 1.5m</p>	Update
7	58	7.69	<p><u>Further Noise Information Provided by Applicant in response to Objection</u></p> <p><u>Officer note:</u> The applicant sought to submit additional noise information on Monday 8 December. In the event that Members are minded to approve or defer the application subject to issues pertaining to noise being satisfactorily addressed, the information will be accepted and the Noise Consultant will be re-consulted prior to the decision being issued or the application brought back to Committee.</p>	Update

8	86	4.9	<p><u>Further objection from Lewes Town Council</u></p> <ul style="list-style-type: none"> • Inadequate sewerage arrangements; unconvinced that the Tanners Brook sewer will be able to deal with the significant increase in foul water; • The Council has signed up to the Rights of River Charter for the Ouse which places the health of the river at the heart of decision making; • Winterbourne Stream is a rare chalk stream and should not be used as an outfall for pollutant containing surface water runoff; • Winterbourne has contributed to flood events in the past and the Council remain unconvinced that surface water arrangements will not increase potential for flooding offsite. <p><u>Officer Note:</u> The officer's recommendation remains unchanged.</p>	Update
8	86	4.14	<p><u>Consultee response from Environmental Health (Air Quality)</u></p> <p>No objection subject to conditions to secure air quality mitigation measures during construction and operation.</p>	Update
8	86	5.1	<p><u>2x further third-party objections received</u></p> <p>A letter of objection has been received from The Grange Management Company who represent the interests of residents of Tanners Brook, and the occupants of 9 Tanners Brook, raising the following concerns:</p> <ul style="list-style-type: none"> • Unclear why foul water will not be discharged to the SW combined sewer in Garden Street as originally proposed; • Foul water now proposed to be discharged to a private sewer within Tanners Brook, which has been decommissioned; • Diameter of sewer only 100mm which is insufficient to deal with flow from 18 new flats, Approved Document H of Building Regulations states this should be at least 150mm to prevent surcharge or blockages; 	Update

			<ul style="list-style-type: none"> • Location of manholes is conjectured; manholes no longer exist and connection to them is not viable; • Unclear whether private sewer connects to a SW combined sewer; • Unclear whether combined sewer in Tanners Brook has capacity as this is frequently blocked; • Private sewer is only 100mm in diameter whereas Building Regs require it to be 150mm, so likely it will need replacing; • Private sewer located in private gardens and permission to replace it would be refused by residents. <p><u>Officer Note:</u> The officer's recommendation remains unchanged.</p>	
8	96	7.54	<p><u>Further Drainage Information Provided by Applicant in response to Objections</u></p> <ul style="list-style-type: none"> • 100mm diameter sewer should have a minimum gradient of 1:100 giving a capacity of 4.8 l/s. The proposed peak foul rate from the new development will be 0.8 l/s; • Surface water discharge from site is being removed from the existing sewer resulting in a significant reduction in volume/flows • The Private Sewers Regulations 2011 transferred ownership of private sewers such as this to the relevant water and sewerage company, who is responsible for the maintenance and repair of pipes. 	Update
8	98	9.1	<p><u>Amended Condition 4 (taking into account comments from Air Quality)</u></p> <p>1. Prior to the commencement of the development hereby permitted, a Construction and Environmental Management Plan and Ecological Method Statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:</p> <p>i) Programme and timetable for implementation of works;</p>	Update/ correction

			<ul style="list-style-type: none"> ii) The anticipated number, frequency and types of vehicles used during construction, including routing, means of access/egress, holding areas, turning and parking, including for site operatives/visitors; iii) The loading, unloading and storage of plant, materials and waste; iv) The erection and maintenance of security hoarding; v) No burning of construction materials on site; vi) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including temporary Traffic Regulation Orders); vii) Temporary diversion or protection of public rights of way; viii) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; ix) Persons responsible for implementing the works; x) Measures (<i>including maintenance schedules where appropriate</i>) to manage flood risk and control/minimise the emission of <i>noise</i>, dust, dirt vibration, light and air pollution, odour <i>and contamination from spillages</i> during demolition/construction; xi) A scheme for recycling/disposing of waste resulting from demolition and construction works; xii) No work to be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work to be undertaken on Sundays, Bank and Public Holidays; xiii) Details of public engagement both prior to and during the construction works; xiv) <i>Complaint investigation procedures and site contact details.</i> <p>The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.</p> <p><u>Reason:</u> To protect neighbouring amenity, <i>air quality and highway safety habitats and species identified in the ecological surveys from adverse impacts during construction and to avoid an</i></p>	
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8	101	9.1	<p><u>Amended Condition 12 (amended to a Grampian condition to include offsite works)</u></p> <p>12. Notwithstanding submitted drainage details, prior to the commencement of development hereby permitted <i>Development shall not be commenced unless and until details of the proposed foul drainage and means of disposal, including on- and/or off-site works, have been submitted to and approved in writing by the Local Planning Authority to include the location of the proposed connection, any remedial works that may be required, and the bodies responsible for delivery of the off-site works. The approved scheme shall subsequently be implemented in full (which for the avoidance of doubt includes both the on-site and off-site works, by the bodies responsible) in accordance with the approved designs.</i></p> <p><i>No dwelling shall be occupied, nor shall any discharge from the site into the public sewer be accepted, until all necessary on site drainage works have been carried out in accordance with the approved designs, and all necessary off-site works have been completed. The onsite foul drainage shall thereafter be maintained in order to secure its operation throughout the lifetime of the development.</i></p> <p><u>Reason:</u> To ensure satisfactory provision of foul water drainage. This is required to be a pre-commencement Grampian condition because it is necessary to have agreed such details prior to commencing any building works.</p>	Update
8	102	9.1	<p><u>Amended Condition 14 (strengthened to include details of pollution prevention)</u></p> <p>14. Notwithstanding submitted drainage details, 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 Planning Authority. The details shall include:</p> <p>i) Full details of all components of the proposed drainage system including attenuation storage, outfall of the proposed attenuation, connection to the culverted main river, cross sections and invert levels as appropriate;</p>	Update

			<ul style="list-style-type: none"> ii) Hydraulic calculations taking into account the connectivity of the different surface water drainage features demonstrating discharge rates not exceeding 0.5 l/s for all rainfall events, including those with 1 in 100 (+45% for climate change); iii) The condition of the sewer taking surface water run-off, and details of any required improvements; iv) An assessment of the risks to controlled waters <i>and details of measures to prevent pollutants entering the watercourse</i>; v) Information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely; vi) How surface water flows exceeding the capacity of the surface water drainage features will be managed safely. <p>No other drainage systems for the infiltration of surface water to the ground shall be provided other than those approved. The scheme shall subsequently be implemented in full accordance with the approved designs and retained thereafter.</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>	
8	106	9.1	<p><u>Dark Skies Conditions</u></p> <p>29. Prior to development above slab level a scheme of external lighting to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall:</p> <ul style="list-style-type: none"> i) Comply with the guidance set out in the SDNPA's Dark Night Skies TAN; ii) Be designed to minimise impacts on wildlife. 	Omission

			<p>The lighting shall be installed, maintained and operated in full accordance with the approved details.</p> <p><u>Reason:</u> In the interests of amenity and to protect the South Downs International Dark Skies Reserve and wildlife in accordance with SD8 and SD9.</p> <p>30. Prior to development above slab level, details of low transmission, non-reflective glazing to glazed openings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and retained in full accordance with the approved details.</p> <p><u>Reason:</u> In the interests of amenity and to protect the South Downs International Dark Skies Reserve and wildlife in accordance with SD8 and SD9.</p>	
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