

SDNPA Planning Committee 9 March 2017 Update Sheet

Agenda Item	Page No	Para	Update	Source/ Reason
7	13	3.1 – 3.3	<p>A letter has been submitted by Findon Parish Council in support of verbal representations to be made to Planning Committee. Officers note its contents, but do not recommend that either site proposed in Appendix I pages 39-41 (Sites and Settlements - Findon) should be deleted, or that any alternative site added for Findon.</p> <p>In relation to specific sites objected to in the letter, the following response is offered:</p> <ul style="list-style-type: none"> • Site HA71, Soldiers Field House, is a previously developed site, occupied by a large and substantially extended, modern house and associated structures, which are prominent in local and wider views. Redevelopment provides opportunity for an improved landscape setting, and provision of affordable homes to meet local need. The proposed policy includes robust mitigation measured in respect of landscape setting, screening (including retention of boundary hedge), and enhancement of the setting of the nearby listed building (the Wattle House on Nepcote Green). • Site HA70, Land at Elm Rise. FPC has raised concerns over loss of a paddock. Officers note that there is a much larger area of paddock, to the north of the site, as well as extensive other areas of paddock in the vicinity of the village. Officers further note that an alternative site proposed for allocation by FPC, Land at Nightingales, is similarly in active use as a paddock. Therefore whichever site were ultimately selected, any net impact on equestrian facilities would be similar. <p>In respect of alternative sites referred to in the submission to Committee:</p> <ul style="list-style-type: none"> • Land at Nightingales. The site was not submitted through the SHLAA process, but has recently come to the attention of SDNPA through the pre-application process. In this case, the pre-application, which is at the time of writing yet to conclude, has been made confidential at the request of the site promoter. Planning Policy officers consider that there are as-yet unresolved issues regarding access, residential amenity (homes would be in close proximity to the A24 dual carriageway) and potentially landscape in relation to the existing settlement form. Therefore, subject to the outcome of the pre-application assessment, it is not recommended to allocate this site. Should issues of suitability and deliverability be satisfactorily overcome, it is considered that the site could potentially come forward as a rural exception site. • Former Fire Station. The site is approximately 0.1 hectares in size, and is unlikely to yield 5 or more homes. It does not therefore meet the minimum size threshold for a site allocation. • Atalanta/Mayland. The site was included as a draft allocation for housing, at the time Parish Councils were consulted, as a pre-application advice request had been submitted and the site was within the 	Additional information

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			<p>current settlement policy boundary. However, subsequently, pre-application assessment of the site has concluded. The advice indicates that the site has a number of issues, including reliance on direct access onto the A24 dual carriageway, close to the Findon roundabout, and resultant highway safety issues.</p> <ul style="list-style-type: none"> Former allotments west of A24. Site was rejected in SDNPA SHLAA, on landscape grounds (isolated within surrounding landscape, not well related to the settlement pattern, forms narrow connection to downland, and is within a local gap between Findon and Worthing). Officers consider that the site is poorly related, physically and functionally, to the village. It is of particular concern that the site would be cut off from the main village for pedestrians, as the A24 acts as a significant barrier and there are no crossing facilities. 	
7	13	3.1-3.3	<p>For reference, 24 letters/emails have been received from Findon residents recently with regard to prospective allocations HA70 and HA71. 23 object to the allocation; one letter of support. The main planning concerns raised include:</p> <ul style="list-style-type: none"> Landscape Ecology Access Infrastructure Construction Traffic Flooding Light pollution 	Update
7	14	4.3	Correction to policy reference numbers, Policy SD32 should be SD56 and SD33 should be SD57	Correction
7	14	4.4	Correction to policy reference number, Policy SD32 should be SD56	Correction
7	14	4.5	Correction to policy reference number, Policy SD32 should be SD56	Correction
7	19	n/a	<p>Highways Assessment Update:</p> <p>Officers received a draft Highways Assessment on some of the proposed allocation sites from Hampshire County Council Services last Friday evening. The assessment rates each of the sites good, average or poor in terms of access and the impact the additional housing traffic will have on existing traffic flows in the area. The majority of sites are assessed to have good or average access. However, two of the prospective allocation sites listed in this report, SD58 Former Allotments, Alfriston and SD65 Land at Park Lane, Droxford are currently assessed to be poor.</p> <p>Officers will be reviewing the highways assessment with HCC and working with the site promoters to establish whether the concerns raised on sites with a poor assessment can be suitably addressed.</p>	Update

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7	27	n/a	Policy SD62: Land at Marriners Farm, Cheriton The site promoter has withdrawn the above proposed site for consideration as a housing allocation in the draft Local Plan. As such, given that the site is not available, it is recommended that the draft allocation policy is deleted. Officers are however actively discussing another potential housing allocation site in the settlement of Cheriton and will update Members accordingly in due course.	Update
7	80	Site information – highlighted text relating to gas pipeline	The site is diagonally transected by a high pressure gas pipeline which is categorised as a major hazard pipeline. Residential caravans within 14m of either side of the pipe would result in an objection from SGN and HSE. There are a number of other related matters which will constrain layout and ability to develop the site.	Update
7	89	Supporting text under the heading 'Housing Need' – 2 nd paragraph	Correction to policy references – the 2 nd paragraph should state The issue of housing need (both market and affordable) is addressed earlier in this document and in particular Policies SD23 (Housing Provision) and SD24 (Affordable Housing Provision) . SD26: Supply of Homes, SD27: Mix of Homes and SD28: Affordable Housing. The policies demonstrate that there is a substantial need for affordable housing within the National Park and a need for local housing.	Correction
7	89	Supporting text under the heading 'Tourism Need'	Correction to policy reference number, Policy SD20 should be SD23	Correction
7	122	Policy SD36	New Local Green Space Designation omitted in error. The list of new Local Green Spaces should also include Church Green at Corhampton and Meonstoke.	Correction
7	129	Policy SD16	Wording amendments: Development proposals must incorporate measures to <u>avoid, minimise or mitigate</u> risk of pollution to groundwater or surface water features, <u>including impacts</u> which would harm their ecological and/or chemical status	Amendment
7	152	Supporting text at top of page	Formatting error – the supporting text should start after the policy.	Correction
10	179	4.1 Bullet point 2	Correction to wording to reflect that the South Downs Local Plan is still a draft plan and therefore the housing requirement for East Meon is a recommendation. Amend bullet point 2 as follows: <ul style="list-style-type: none"> Provides slightly more housing than is required <u>recommended</u> by the South Downs Local Plan 	Correction

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11	193	Recommendation	Amended recommendation following expiry of consultation period – Recommendation: That, subject to any outstanding representations that may be received by the expiry of the consultation date of 2 March 2017, temporary planning permission be approved subject to conditions set out in Paragraph 10.1 of this report. Committee are advised that no representations have been received from neighbours in response to the consultation exercise carried out on the amended noise report. One additional letter of objection has been received from a new third party as set out below.	Update
11	194	1.6	Corrected wording for last sentence of paragraph: A new northwest wing of the house has was constructed to provide converted into dwellings (The Courtyard).	Correction following representation
11	197	4.2	Comments received from Brighton and Hove City Parks: Support a temporary consent only. Support the temporary marquee structure as an interim solution while the wider development progresses for Stanmer Park. There is an opportunity to scrutinise the marquee structure further as part of the longer term transformation of Stanmer Park.	Update
11	198	5.1	One additional letter of objection received raising the following comments not already summarised in the report: <ul style="list-style-type: none"> Continued intrusion from the marquee and landscaping. The business figures submitted by the applicant are unsubstantiated. History of inappropriate decisions on the site and creeping loss of public amenity and heritage. Permeant permission is ultimately sought. Public interests should outweigh the short term business interests of the leaseholder. A more sustainable business model should be found. 	Update
11	203	8.17	No additional comments have been received from the neighbours following the re-consultation exercise.	Update
11	205	10.1 condition 5	Amended wording to condition 5. Incorrect cross-reference: The marquee hereby approved shall utilise a tamper proof, in circuit noise limiter which will manage all live and amplified music played from inside the marquee. Full details of the noise limiter and its operation shall be submitted within six weeks from the date of this consent and approved in writing with the Local Planning Authority as part of condition 5 6. Once approved the use of the noise limiter for all subsequent events shall be strictly in accordance with the approved details	Correction

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12	210	1.8	Amended wording at the end of the paragraph: Planning permission was granted to convert <i>to reconstruct</i> the northwest wing of the house intø <i>to provide</i> dwellings. A series of planning consent were granted in 2001 and 2004 for a mixed use of the main house including art gallery and private and public function space.	Correction
12	213	3.6	An area on the lower first floor would be retained for use as a staff office.	Clarification
12	213	3.7	The applicant has clarified that no overnight staff accommodation is to be provided as part of the development, and it is not anticipated that any staff would live on site.	Clarification
12	214	4.3	Comments received from Brighton and Hove City Parks: No objection however a Travel Plan should be secured by condition. The change of use to include hotel facilities is positive and an appropriate ambition for the Park. Irrespective of the changes to the house, it is envisaged that visitor numbers to Stanmer Park will increase in the future and therefore the recommendation for the Hotel to develop its own Travel Plan is supported.	Update
12	215	5.1	One letter of objection received for application SDNP/16/05602/FUL raising the following comments: <ul style="list-style-type: none"> The development is reliant on the Patchway parking being delivered. If this does not go ahead, the temporary car park for 18 spaces at Stanmer House would become a permanent 60. Inappropriate to grant consent for the hotel and marquee in advance of the masterplan parking has been approved and scheduled. Error in Officers report at paragraph 1.8. The northwest wing of the house was not converted, it was entirely re-built. 	Update
12	217	7.1	Additional policy added to list: <ul style="list-style-type: none"> SR14- New hotel and guest accommodation This policy sets out that tourist accommodation should be focused within the ‘core area’ of Brighton City. New accommodation outside of this core area will not be granted “unless it has been demonstrated that no suitable site can be identified firstly, within the town centre; or secondly on the edge of the town centre and it has good public transport access to the town centres and tourist attractions.” Officers do not consider that this alters the conclusion reached under paragraph 8.1 of the report.	Correction of omission
12	220	10.1 (3) Condition 3	Amended wording to condition 3: The parts of Stanmer House building the subject of the <i>to</i> this application shall be maintained and operated as single planning unit. There shall be no fragmentation of this single planning unit to enable separation of the uses comprised in the permission hereby approved.	Correction

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13	229	4.2	A response has been received from the Arboricultural Officer who recommends an Arboricultural Method Statement be provided in regard to creating the car park and impact on boundary trees.	Update.
13	235	8.18	Southern Gas Network has confirmed that they are satisfied with the increase in ground level above the pipeline from the laying of aggregate to create the car park. They have also confirmed that their requirements can be included as informatives instead of planning conditions.	Update.
13	235	10.1 Conditions	<u>Additional condition following the response of Arboricultural Officer:</u> Before any equipment, materials or machinery are brought onto the site for the purposes of development, an Arboricultural Method Statement detailing measures to safeguard boundary trees, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be strictly accorded with until the development is completed. Reason: In order to protect trees which contribute the character of the area, in accordance with Policy CP20 of the East Hampshire District Local Joint Core Strategy 2014, National Park Purposes and the NPPF.	Update.
14	239 & 250	Recommendation and paragraph 10.1	<u>Revised recommendation: Delete reason for refusal no. 2.</u> The proposed development would result in dwellings located outside of the settlement policy boundary of Sheet and it does not constitute a rural exception scheme for affordable housing which addresses a local need, nor does it provide a level of affordable housing required by the Development Plan. The proposed development is therefore contrary to policies CPI3 and CPI4 of the East Hampshire District Local Plan: Joint Core Strategy (2014), the National Planning Policy Framework (2012), the English National Parks and the Broads: UK Government Vision and Circular 2010 and the statutory duty of the National Park. <u>Officer note</u> This reason for refusal is removed from the recommendation following further discussions with the Applicant regarding affordable housing. A sum of £60,000 has been agreed as an off-site financial contribution in lieu of on-site provision. The contribution could be secured through a legal agreement in the event planning permission is granted.	Update.
14	242	Paragraph 4.5	The Environment Agency has responded with 'no comments'.	Update.
14	242	5.1	<u>Representations: An objection has been withdrawn. The paragraph is amended as follows:</u> 10 9 third-party representations have been received to the original plans. These comprise of 4 3 objections and 5 responses in support. A neutral representation was superseded by a response in support following amended plans being submitted. (Officer Note - this does not affect the summary of objections.)	Update