

# SDNPA Planning Committee – 14 February 2019

## Update Sheet



Agenda Item	Page No	Para	Update	Source/Reason
7	8	5.1	<p>An additional letter of comment was received in late November 2018 and was not correctly placed against the application file until recently. The letter was submitted on behalf of the Leydene Park Management Company Limited (who represent the 31 households within Leydene Park). The Management Company has expressed their support for the redevelopment of the existing building and they have no objections to the proposed car parking and landscaping. However, they raise a number of concerns related to noise and disturbance (including light spill) related to the general use of the building and the wider site, the proposed use of the covered deck and the outside terrace, the use of the car park and the requirement for access gates and the potential change of use to Use Class D2. The letter also refers to discrepancies between information contained within the application form and other supporting documents, in relation to the net increase in floorspace and number of full time staff. The letter also refers to a number of covenants within an existing Section 106 agreement (including the requirement for the 'no playing of games at night between the hours of 6pm and 10am' and 'no building or structure should exceed two-storeys') and suggests a number of ways noise and disturbance can be mitigated such as through the use of conditions restricting the use of the building and site and the installation of an acoustic fence.</p> <p><b>Planning Officer Note:</b> These comments re-iterate the majority of the concerns already included in the report and are addressed in Section 8. The discrepancies between the proposed floorspace figures on the application form (141sqm) and the supporting documents (154sqm) are minor and the report acknowledges the extension will create 154sqm of additional floorspace. In terms of number of full time employees, the application form and Travel to Work Plan apply to different metrics. Given the relatively modest increase in floorspace, the number of additional employees to be accommodate will be small and there are no highway objections to the proposal. With regards to the issues raised about the covenants referred to within the Section 106 agreement, all the planning related obligations have been met and the protections which are referred to were contained within the transfer from the owner of the Sustainability Centre land to the owner of the land upon which the houses now stand. It is therefore a private legal matter between the residents and the Sustainability Centre and is not material to the determination of this planning application.</p>	Additional representation
8	28	5.1	One further representation has been received in objection to the proposal. No further issues are raised beyond those already set out within the report.	Further information

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8	30	8.5	Amend paragraph (as per bold) as follows: “Whilst a number of objections regarding the impact upon the viability of other local businesses is noted it is considered that the proposal is rooted in the activities on the site and it is not for the planning system to overtly regulate the free market in this regard. <b>Policy SD38 of the submitted SDNPA Local Plan supports this approach by only requiring retail impact assessments for proposals in excess of 150m<sup>2</sup> (the proposed farm shop is 121m<sup>2</sup>)</b> ”.	Clarification
8	32	8.7	Within the application site public footpath FP858 has a minimum width of 4.3m.	Further information
9	43	2.2	Additional application received: SDNP/19/00143/DEM: demolition of buildings to facilitate the implementation of Phase IA of development of North Farm Masterplan. Demolition is also required due to their poor condition and to reduce the likelihood of potential Asbestos materials deteriorating and posing a health hazard. Pending Consideration.	Further information
9	49	7.14	First sentence: “The Wiston Whole Estate Plan (WEP) was endorsed by the SDNPA Policy and Resource Committee on 20 July <b>2017</b> ”.	Correction
9	54	10.1	An updated Construction and Environmental Management Plan and updated Travel Plan have been received. The latter provides a larger material storage zone, whilst the latter corrects minor typographical errors in the previous iteration. Both are considered to be acceptable and the relevant conditions updated to reflect the new document references.	Additional Information
9	54	10.1	Condition 1 updated to ...(buildings 1 – <b>6</b> )... and condition 2 updated to ...(buildings <b>7- 17</b> )...	Correction
9	56	10.1	Following submission of additional drawings I5260-HOP-XX-GF-DR-C-DR13 and I5260-HOP-XX-GF-DR-C-DR15, condition 12 wording to be updated to following: “No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details”. Reason for condition remains unchanged. Additional plans to be added to Approved Plans list	Additional Information
10	73	6.7-6.8	The SDNPA has now received a consultation regarding the proposed dedication of a PRoW on the western side of the A24, along the access drive to Windlesham House School, to link with the grade-separated junction. Officers will consider this separately to the application and do not consider that this has any impact on the assessment of the current application.	Further information

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11	83	5.1	<p><b>Further Representation:</b></p> <ul style="list-style-type: none"> <li>One further letter of objection has been received, (16 in total) which raises issues that are not materially new, and are similar to the other concerns raised and covered in the officer's report.</li> </ul>	Further representation
11	82	4.6	<p><b>Further Comments received from Fulking Parish Council:</b></p> <ul style="list-style-type: none"> <li>The drain which has flooded in Clappers Lane is sited 57m from Market Gardens, not 800m.</li> <li>Referring to money spent by WSCC is incorrect; Fulking Parish Council took the initiative to obtain a grant and spend it; obtaining quotes, supervising contractors etc.</li> <li>The application site is approximately 60m from the flooding area.</li> <li>Flooding in the area was not an issue until recent years. There have been no changes to run-off from Fulking escarpment or the area surrounding this corner of Clappers Lane other than the establishment of these sites which comprise 8 caravans, utility blocks and hardstanding.</li> <li>It seems counterintuitive for MSDC drainage to state that "the use of permeable surface can actually help reduce run-off rates."</li> <li>If there has been a change in run-off rates, some data specific to Fulking that proves this would assist the Parish Council in their efforts to obtain funding to alleviate the flooding problem.</li> </ul>	Further representation
11	82	4.2	<p><b>Addendum from MSDC Drainage following further comments from Fulking:</b></p> <ul style="list-style-type: none"> <li><b>No objection subject to condition</b></li> <li>The proposed development not in an area of flood risk, however, the area is fairly flat and affected by springs and sometimes high groundwater levels.</li> <li>Consideration has been given to the Operation Watershed scheme that the Parish are undertaking to improve the ditches and culverts that take surface water away and the associated plan.</li> <li>The development could exacerbate flood risk if the area was laid to impermeable surfaces such as tarmac or concrete; however the use of permeable materials, surface water drainage, vegetative borders and maintenance of existing ditches to help capture any runoff may be secured through condition.</li> </ul>	
11	83	4.11	<p><b>Comments received from West Sussex County Council (WSCC) Gypsy Liaison:</b></p> <ul style="list-style-type: none"> <li>There are currently 42 families/individuals on the WSCC waiting list. This list was started on 06.11.2017 when the County Council recovered the management of the County's Gypsy and Traveller sites from Home Space Sustainable Accommodation (HSSA). Of these, 19 have indicated a preference for the Mid Sussex Area either generally or for a specific site.</li> <li>In addition, the waiting list inherited from HSSA in 2017 has a further 52 families/individuals on it, 21 of whom have expressed the wish for a site in either Mid Sussex or West Sussex County areas.</li> <li>There are currently 2 vacancies on WSCC sites but these are due to be allocated shortly.</li> </ul>	Further Information

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			<ul style="list-style-type: none"> <li>The sites in the Mid Sussex Area are very settled and WSCC do not have many vacancies on any of them.</li> </ul>	
11	89	8.15	<p>In summary, the site represents an extension of an existing site, rather than a new independent planning unit, and there would be a physical and functional link to the approved site with shared use of existing facilities.</p>	Correction
11	95	10.1	<p><del>12. Prior to the commencement of the development hereby permitted, details of the proposed foul and surface water drainage and means of disposal shall be submitted to and approved in writing by the local planning authority. The extension/building shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed details</del></p> <p><del>Reason: To ensure satisfactory foul water arrangements.</del></p> <p>12. Prior to the commencement of the development hereby permitted, details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed details. <i>The details shall include a timetable for implementation of the drainage systems and a management plan for the lifetime of the development to include the maintenance of any existing ditches. Maintenance and Management during the lifetime of the development should be in accordance with the approved details.</i></p> <p>Reason: To ensure the proposed development is satisfactorily drained.</p>	Revised condition following further comments from MSDC Drainage