

# SDNPA Planning Committee – 8 August 2019

## Update Sheet



Agenda Item	Page No	Para	Update	Source/Reason
7	7	Resolution	<p>To correct a typographical error in the second and third bullet points of the resolution it should state:</p> <ul style="list-style-type: none"> <li>• A housing mix for affordable dwellings of: <ul style="list-style-type: none"> <li>○ Approximately 35% 1-bedroom dwellings;</li> <li>○ Approximately 35% 2-bedroom dwellings</li> <li>○ Approximately 25% 3-bedroom dwellings; and</li> <li>○ Approximately 5% 4-bedroom dwellings.</li> </ul> </li> <li>• A housing mix for the open market (custom-build and self-build) dwellings of: <ul style="list-style-type: none"> <li>○ At least 10% 1-bedroom dwellings;</li> <li>○ At least 40% 2-bedroom dwellings (of which 35% should be suitable for older residents);</li> <li>○ At least 40% 3-bedroom dwellings (of which 75% should be suitable for older residents); and</li> <li>○ Up to 10% 4-bedroom dwellings.</li> </ul> </li> </ul>	Typographical error
7	8.3	Resolution	<p>There is intentionally no mechanism in the proposed resolution that would enable the proposed custom and self-build dwellings to be sold for any other tenure (i.e. they would not change to open market dwellings if they did not sell within a period of time). This is appropriate to ensure that the application is in accordance with policy HPI of the Petersfield Neighbourhood Plan.</p>	Clarification
7	13	7.2	<p>The Design Framework for the site at para 12.10 of the Petersfield Neighbourhood Plan is a relevant policy.</p>	Avoidance of Doubt
7	13	8.4	<p>The Examiner of the Petersfield Neighbourhood Plan stated in their July 2015 report that “Bearing in mind the doubts as to delivery [of affordable housing] just expressed, and the proposed modification to the effect that the self/custom build sites will not have an affordable housing requirement, the reduced delivery of affordable housing is a matter of concern” .... “I conclude that there is a need to consider opportunities for modest further allocations to ensure that the PNP delivers sufficient housing” [NB. The modification was made and other allocations subsequently increased].</p>	Further Information

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8	25	7.5	It is not anticipated that the proposed solar array would produce more energy than required to meet the needs of the existing dwelling.	Further Information
8	24	3	As the stable block, where part of the solar array is proposed to be installed, was constructed after 1948 (approximately 1996) it is not curtilage listed, and therefore does not require listed building consent to carry out the proposed works (as set out in 5(b) of the Planning (Listed Building and Conservation Areas) Act 1990).	For the avoidance of doubt
8	25	7	With regard to Policy SD14 (Climate Change Mitigation and Adaption of Historic Building) it is considered that the proposal has demonstrated that it is consistent with the four tests set out within the policy with regard to having an acceptable impact upon the setting of the Grade II listed building.	Further Information
8	25	9	4. Prior to the installation of the roof mounted solar array, hereby permitted, details of the external appearance of the solar array (to be a colour similar to the roof to which they shall be fixed) shall be submitted to and approved, in writing, by the Local Planning Authority. The solar array shall be installed in accordance with the approved details.  Reason: To safeguard the setting of the Listed Building in accordance with SD12 & SD14 of the South Downs Local Plan and the NPPF.	Additional condition
9	29	Resolution	Point 1) of the resolution refers to the 14 employment sites listed in figure 5.1 of Appendix I. These 14 employment sites are also shown on maps at the end of the report in Appendix I. As a point of information it should be noted that the boundaries of these sites as shown on the maps are indicative and may be subject to minor changes.	Further Information
9	32	6.3	Amend paragraph to read:  "If agreed the Article 4 direction will then come into force <del>from 1 September 2020</del> <u>in no less than 12 months</u> , subject to public consultation and confirmation by the Director of Planning in consultation with the Chair of the Planning Committee."	Correction