

SDNPA Planning Committee – 12 September 2019

Update Sheet

Agenda Item	Page No	Para	Update			Source/Reason
7	8	Executive summary	Amendment to sentence in third paragraph: ...and 10 8 would be within the area designated as a local green space.			Correction.
7	7	Recommendation	On-site affordable housing provision of 35 31 dwellings (mix as per the application), in a tenure split of 70% social rented and 30% intermediate housing.			Correction
7	10	3.2		Market dwellings	Affordable dwellings	Correction
					7 6 no.1 bedroom flats	
					3 2 no.2 bed flats	
				19 no.3 bed houses	14 no.2 bed houses	
				26 27 no.4 bed houses	9 no.3 bed houses	
				Total: 46 47	Total: 32 31	
7	10	3.3	The 32 31 affordable dwellings equates to 42 40 % of the total scheme.			Correction
7	10	3.5	38 44 dwellings in the northern part of the site are proposed.			Correction
7	10	3.7	The southern area of the site would include 38 33 dwellings and a mix of terraced, semi-detached and detached properties.			Correction
7	16	5.1	2 further objections received, which are summarised below: <ul style="list-style-type: none"> Development fails to provide amenity land which will be of direct benefit to the new homes; land immediately adjacent to the development could be released. Proposed SANG has been hastily and ill prepared, which is on the other side of the village. 'Step-in' rights is an attempt to manipulate future planning; release of land adjacent to the housing site to improve amenity would be a more appropriate way to proceed. 			Further representations

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			<u>Councillor Mrs McDonald (Liss Parish Council):</u> <ul style="list-style-type: none"> Support objection from immediate neighbours at Cumbers Studio regarding: Location and proximity of proposed car park in relation to property, including a living room window. Compromise the neighbour's privacy and greatly increase the level of noise. Location of the car park will exacerbate respiratory health condition of occupier. Serious consideration needed for the location of the car park and alternative locations and/or re-configuration to create a greater distance from the neighbouring property. 	
7	26	8.22	10 8 dwellings would encroach into the LGS, where they would be within the SPB.	Correction
7	27	8.30	35 31 dwellings would equate to a 42 40% affordable housing contribution. Policy SD28 sets out a requirement of 50%, however, given the length of time officers have engaged with the applicant and the overall benefits which would accrue from this development, most notably provision of the open space, and that the 42 40% would go towards meeting housing need this is, on balance, considered acceptable. Furthermore, the EHDC Housing officer has not raised an objection following the adoption of the SDNP.	Correction
7	31	10.1	<u>Amendment to first bullet point in recommendation:</u> <ul style="list-style-type: none"> On-site affordable housing provision of 35 31 dwellings (mix as per the application), in a tenure split of 70% social rented and 30% intermediate housing. 	Correction
8	43	5.1	<u>Further comments received from an objector:</u> Siting of a Mole Cricket within 250m of the proposed SANG recorded in 2017. This is a protected species and separate ecological survey required at the appropriate time of year. Management plan proposes scrub clearance between October to February. Evidence of dormouse activity in the nearby SINC and there have been dormice present in the Liss Riverside Railway Walk alongside the proposed SANG. Scrub clearance would be undertaken during their hibernation period and means of clearance would kill/injure them.	Further representation
8			<u>Further response from county ecologist in response to additional representation above:</u> <u>Mole Crickets</u> <ul style="list-style-type: none"> Upon review of the HBIC database and National Biodiversity Network Atlas website (which includes data submitted to the grasshopper and crickets recording group), no records found for this extremely rare species within proximity of the SANG or 	Further information

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			<p>application site. Notwithstanding, it is not to say that the species has not been encountered, or that the record has not been submitted.</p> <ul style="list-style-type: none"> • The potential for any established population in this part of Hampshire is extremely limited. The only extant known population in the county is in the New Forest. • There is no justification for assuming that mole crickets are resident within the SANG or application site and <u>do not consider that specific surveys for this species are necessary.</u> <p><u>Dormouse</u></p> <ul style="list-style-type: none"> • Submitted photograph shows a hazel dormouse nest. • No evidence that the nest was found within the SANG site, however, it can be assumed that any area of dense scrub within East Hampshire has potential to support this species. • Any scrub clearance would need to take proper account of any potential protected species issues (e.g. nesting birds, dormice) and adjust methods and timings accordingly. • Removing/managing scrub in the winter months is generally best and could easily be preceded by a careful search by a suitably-qualified ecologist if needed and be carried out with brush-cutters (i.e. by hand, in stages). • It would be for the applicant to ensure that this species has been taken into account and to implement any necessary working methods for avoiding harm. • The potential presence of this species does not alter my opinion on the suitability of the proposed SANG for its intended purpose. 	
8	56	10.1	<p><u>Amendment to condition no.2:</u></p> <p>2. The land shall only be used as informal recreation public space to be used as Suitable Alternative Natural Green Space and in accordance with the Landscape and Ecological Management Plan subject to planning condition no.3 4. The land shall not be used for any other purpose.</p>	Correction
9	65	5.2	<p><u>Further Representation:</u></p> <ul style="list-style-type: none"> • A further letter of objection has been received raising the following concerns <ul style="list-style-type: none"> – The responsibility of maintenance is unclear should the road not be adopted – The level of signage if adopted has not been clarified – The Highway Authority response does not consider traffic implications for use of the road by wide agricultural vehicles – The existing highway would have to be kept open for use of farm vehicles 	Further representation

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			<ul style="list-style-type: none"> – The proposed scheme will cause harm and disruption to the Sunwood Farm agricultural business – The proposal would increase the number of traffic interaction issues and cause safety issues for non-vehicular users – The statutory process to be used for downgrading the existing highway has not been identified – The Ditcham Park School calendar demonstrates significant traffic frequency – The Highway Authority does not unambiguously endorse the scheme – The development would not provide the intended outcomes 	
14	315	7	<p>Amend paragraph under Strategic Environmental Assessment (SEA) as follows</p> <p>It was concluded that an environmental assessment of the Lewes <u>Fittleworth</u> Neighbourhood Plan was required...</p>	Amend incorrect reference to Lewes Neighbourhood Plan