

SDNPA Planning Committee – 13 February 2020

Update Sheet



Agenda Item	Page No	Para	Update	Source/Reason
7	14	3.13	<p><u>Replace paragraph with the following:</u></p> <p><u>Sustainable Construction</u></p> <p>The buildings would incorporate improvements to their building fabric to meet the 19% reduction in CO2 levels as required by policy SD48. In addition, solar PV panels are proposed to be incorporated (55 panels) across the scheme to further improve the energy performance of the scheme as a whole. Electric vehicle charging points are also proposed for each dwelling and communal charging points amongst the commercial parking spaces.</p>	Update
7	16	4.15	<p><u>Additional response from the Highways Authority, as summarised below:</u></p> <p>No objection, subject to a financial contribution (details below) and conditions.</p> <ul style="list-style-type: none"> • 131 parking spaces required by WSCC parking standards but accept a 10% reduction given the site's more sustainable location and proposed inclusion of a Travel Plan. • A shortfall of 2 spaces could be accommodated on roads within the scheme if there is demand. • Proposed parking would not result in a highway safety issue. • A Travel Plan could be conditioned. • A S106 contribution of £16,000 is required towards the improvements to bus stops adjacent to the site including a real time passenger information system. <p>Officer note – In light of the financial contribution sought and the absence of a legal agreement to secure it, an additional reason for refusal is recommended.</p>	Further information
7	18	Section 5	One additional neutral representation has been received, which does not raise any new considerations.	Update
7	24	8.15	<p><u>Replace paragraph with the following:</u></p> <p>The proposed buildings would meet the energy efficiency requirement in policy SD48 (Climate Change and Sustainable Use of Resources) of a 19% reduction in carbon dioxide beyond current Building Regulations. In addition, the use of solar PV panels are proposed to</p>	Update

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			further improve the environmental performance of the scheme and a satisfactory level of provision would be achieved. In these regards, the proposals are considered to accord with policy SD48. The scheme would also incorporate electric vehicle charging technology individually for each property and communal charging for the commercial premises. A satisfactory level of charging points is proposed and the scheme would therefore accord with policy SD22 (Parking Provision).	
7	28	10.1	Omit reason for refusal no.2 on the basis of the amended paragraphs 3.13 and 8.15 detailed in this update sheet.	Update
7	28	10.1	Recommend the inclusion of an additional reason for refusal, as below, following a further response from the Highways Authority. 4. In the absence of a completed legal agreement, the proposals fail to secure a financial contribution towards improvements to the public transport network (bus services) within the locality of the site, in order to encourage the use of more sustainable modes of travel. The proposals are therefore contrary to policy SD19 of the South Downs Local Plan 2019 and the National Planning Policy Framework 2019.	Update
9	225	Recommendation	Amendment to first recommendation to reflect the report. The Plan will be monitored yearly and reviewed in line with national requirements. <ul style="list-style-type: none"> Agree that an update to the West Sussex Waste Plan is not required at this time <u>noting that the Plan may be updated in response to yearly monitoring or future reviews</u> 	Typing error
10	269	1.3 first bullet	To read (with added words underlined) “ <u>There has been an improvement</u> in all four priority habitats in SSSI’s particularly dwarf shrub heath following the reclassification of Woolmer Forest SSSI to favourable condition”	Typing error
10	275	People Connected with Places, first bullet	Incorrect figure stated. Amend to read “...and <u>30</u> new camping pitches at Patching.”	Typing error