

# SDNPA Planning Committee – 12 Aug 2021

## Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
7	16	2	<p><b>Q</b> – A Member of the Planning Committee asked a question about the existing scrap yard use and whether there are any restrictions to the existing use as scrap yard placed under the 1995 planning permission.</p> <p><b>A</b> – Planning permission 95/33333/FUL only allowed the scrap yard use, which is a sui generis use class, meaning a use of its own kind, therefore no other uses are permitted under the 1995 planning permission and any other use of this site would require planning permission.</p> <p>Planning permission 95/33333/FUL included a series of conditions that control the scrap yard use as follows:</p> <ul style="list-style-type: none"> <li>a) Materials, including scrap materials, shall not be stacked or deposited on site to a height exceeding 3 metres above ground level.</li> <li>b) Hours of operation: 07:00-18:00 (Monday to Friday) and 07:00-16:30 (Saturday).</li> <li>c) No burning of materials on site.</li> <li>d) Only an area specified on plans (approximately 1/3 of the current scrap yard) shall be used for storage and dismantling of scrap commercial vehicles and shall not be used for other purposes. Adjoining areas shall be reinstated as landscaped areas and vehicular access.</li> </ul> <p>These conditions were placed in the interest of the amenities of the area and environmental health.</p>	Member's question
7	16	2.2	85/00995/OLD Morestead Farm. Use of land as scrap yard, alterations to access. Temporary planning permission granted on 2nd December <del>1995</del> 1985. Expired in April 1992.	Typo
8	34 37	Executive Summary 3.3	The Applicant is The Community Stadium Ltd and not New Monks Farm Development Ltd.	Correction
8	45	5.1	83 representations	Correction
8	53	6.13	The Roads in the South Downs document is dated June 2015 (not 2025).	Correction

Agenda Item	Page No	Para	Update	Source/Reason
8	45	5.1	<p>Additional representations received following the completion of the officer report.</p> <p>4 additional objections received: additional comments from CPRE, Bill Freeman (Adur Residents Environmental Action &amp; Lancing Manor SE Residents Group), Bill Brock (13 Business and Residents of Coombes Road) and J Howley.</p> <p>Comments made regarding congestion and queuing, access for large vehicles and emergency services, loss of Coombes Road (east) junction with A27, rat running traffic, lack of drainage evidence, tree/bank removal, air and noise pollution, loss of parking, impact on tranquillity and a quiet lane, impact on walkers, cyclists and equestrians contrary to SDNP Health and Wellbeing Policy, that proposal supports business interests and convenience of Lancing College only, that it should be a no-through road/access only.</p> <p>The majority of these points have been addressed in the main body of the report. Reference to the new link road becoming a 'no-through road/access only' is noted, however this is not what is proposed in the application before Planning Committee (and nor would it overcome Highways England's objection to additional accesses onto the A27 trunk road).</p> <p>1 additional letter of support has been received: additional comments from Andrew Swayne (writing on behalf of Shoreham Airport Consultative Committee, Ricardo plc and as Chair of Adur and Worthing Business Partnership).</p> <p>This letter of support notes that the proposal secures a single all directions junction between A27 and Coombes Road benefiting all users, businesses and residents and that it is crucial to ensuring that the College continues to be able to deliver a wealth of programmes. Approved diversionary route to Steyning junction (Shoreham Flyover) will increase journey miles, emissions and will affect all users, including emergency response vehicles and access to Worthing Hospital A&amp;E.</p>	Additional/ supplementary comments
8			<p><b>Q</b> – A member of Planning Committee asked for the rationale behind this development.  <b>A</b> - Lancing College has set out its rationale for the link road, which is addressed in the report's Executive Summary and main body of the officer report.</p> <p><b>Q</b> - What benefits does this proposal result in above the approved left in/left out junction at Coombes Road East?  <b>A</b> - The removal of the Coombe Lane East/A27 junction traffic lights in the previously approved scheme was a requirement of Highways England on highways safety grounds and in order to reduce the number of access points to the trunk road network (paragraph 7.25 of the report). The changes to the access arrangements</p>	Member's questions

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			<p>proposed in the application now before Planning Committee would avoid the need for all west bound traffic accessing the A27 from Coombes Road to first divert east via the Shoreham Flyover (Steynings Road roundabout) before being able to travel west. The proposal will provide an enhanced NMU user experience with the closure and landscaping of Coombes Road (east) junction and increased separation from the A27 carriageway for NMU users, additional planting and corresponding biodiversity net gain (para 7.11).</p> <p><b>Q</b> - The approved NMU link along the West Bank of the Adur (FP 2049) appears to be very narrow. Can it be used by cyclists and equestrians?</p> <p><b>A</b> - Yes, the upgrade of PROW 2049 was approved as part of the original consent for New Monks Farm (Adur and Worthing District) and the width of 2m was considered to be satisfactory for all NMU users. The section of NMU running parallel to the northern carriageway of the A27 into Coombes Road (east) is 3m wide and was considered by SDNPA planning committee on 12/7/18 subject to a legal agreement and approved 11/9/19.</p> <p><b>Q</b> - What is the distance from the Coombes Road East/ A27 road junction to the Shoreham Flyover?</p> <p><b>A</b> – The round trip (starting and finishing at Coombes Road east) is approximately 1.6miles.</p>	
9	80	4.2	<b>Dark night Skies Officer:</b> No objection, subject to condition.	Additional comments
9	81	4.8	<p>Additional comments received from the Highways Authority, following the Case Officer's request for specific advice on the views of Owslebury Parish Council. The Highways Authority has not raised an objection and has advised the following:</p> <ul style="list-style-type: none"> <li>• No recorded accidents within 80m of the existing site access.</li> <li>• Additional highway signage is not required.</li> <li>• No requirement associated with this application to reduce current speed limits in the vicinity of the site.</li> <li>• The development would not lead to increased pedestrian activity to the site.</li> </ul>	Additional comments
10	5	5.1	<p><b>Representation from the Petersfield Society</b></p> <p>1. Recommendation: Amendment, Withdrawal or Refusal.</p> <p>REASONS</p> <p>2. This application states it is for 'Minor Amendments' to the approved application.</p>	Additional comments

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			<ol style="list-style-type: none"> <li>3. Despite there being a lot of information submitted it is not easy to see exactly what changes are proposed, and the Planning Statement does nothing to help, its main thrust being to argue why the applicants should not submit a full new planning application.</li> <li>4. Our objection is that the movement of pedestrians and cyclists through the site has not been given priority, a lamentable situation given the community's clear vision expressed in the Neighbourhood Development Plan (PNP15) for Petersfield to be pedestrian and cyclist friendly so that residents can move easily around the town on a network of footpaths and cycleways and that the town centre and residential streets are to be designed to give pedestrians and cyclists priority over vehicles.</li> <li>5. PNP15 Getting Around Policy GAPI includes that new development shall provide for pedestrian and cycle access to the Town Centre with walking and cycling routes through and within the development facilitating access to the town centre, schools and adjacent residential areas, that pedestrian crossings and cycle routes of a development shall be linked up to existing routes. This application fails to meet these requirements. It would prejudice the implementation of these principles and according to policy GAPI should therefore not be permitted.</li> <li>6. PNP15 Housing Policy 8 (HP8) expects new housing to be of high a standard of design, layout and construction which reflect Petersfield's character, identity and distinctive setting in the South Downs National Park. In particular, housing layouts are to include adequate parking areas, green space, landscaping and access for disabled people. This application does not meet these requirements.</li> <li>7. PNP15 Built Environment Policy BEPI includes that all development will be expected to meet the highest standards of design and make a positive contribution to the character of Petersfield. Design and character include layout, landscaping, parking, pedestrian, cyclist, wheelchair and vehicular accessibility. This application fails to meet these expectations and should therefore not be approved.</li> <li>8. New Highway Code proposals went to public consultation last year and are expected to be introduced later this year. Changes include a hierarchy of road users to ensure those who can do the greatest harm have the greatest responsibility to reduce the danger or threat they may pose to others. Pedestrians and cyclists will have priority over vehicles. This application appears not to have taken these changes into account.</li> <li>9. Public Health England 'Working Together to Promote Active Travel is crystal clear on the need for development to encourage walking and cycling. Its section 3. 'Shaping the built environment to increase active travel' sets out clear layout guidelines. This application appears not to address healthy living guidance.</li> <li>10. To comply with policy, the following issues should be addressed and the application amended to incorporate these changes to allow safe use of the site by pedestrians and cyclists:</li> </ol>	

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			<ul style="list-style-type: none"> <li>The eastward extension of Heathfield Road spur has been changed; as a result it is no longer possible for cyclists to cross the site between Penns Place Playing Fields and Heathfield Road on the shared footpath/ cycleway. This route should be prioritised for pedestrians and cyclists.</li> <li>A 3-car parking bay has been added opposite Plots 2 and 3. This reduces the effective width of the cycleway resulting in pedestrian/cycle conflict.</li> <li>On Heathfield spur an informal crossing with traffic calming (prioritising pedestrian/cycle use) has changed to vehicle priority; the 'link' (i.e. cycleway/pedestrian) must be reinstated particularly to enable safe use by mobility scooters and pushchairs.</li> <li>Lighting. SSE have amended and downgraded the lighting plan. All lighting columns should be 0.5m clear of riding surfaces, and not adjacent to them. It also seems that part of the cycleway will not be lit; the whole length should be properly illuminated.</li> </ul> <p>POLICY</p> <p>11. The application should comply with all relevant planning policies. Of particular importance are the following:</p> <p>12. South Downs Local Plan policies SD5: Design; SD19: Transport and Accessibility; SD20: Walking, Cycling and Equestrian Routes; SD21: Public Realm, Highway Design and Public Art; SD22: Parking Provision; Petersfield Neighbourhood Development Plan policies BEP1: Design; BEP7: Sustainability; HP8: Quality and Layout; GAP1: Pedestrian and Cycle Access; Petersfield Town Design Statement s6.4.1: Sustainability; s7.3.4 Newer Housing Estates.</p>	
10	113	10.1	See Appendix I for list of planning conditions with correct numbering (21 in total)	Correction
10	113	10.1	<p><b>Additional Condition 22 Pertaining to Shared-Use Paths</b></p> <p>Within six months of the date of this permission details of the walking and cycling routes, including perimeter route and footpath connections and a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The details shall comply with 'shared-use path' standards, avoiding the use of engineered solutions such as white lines and signage where possible, and include:</p> <ul style="list-style-type: none"> <li>i) Perimeter shared-use path to be a minimum 2.5m width;</li> <li>ii) Use of dropped kerbs where shared-use paths meet the road;</li> <li>iii) Filtered permeability to prevent vehicles from accessing the perimeter shared-use path;</li> <li>iv) Pedestrian priority at road/access junctions;</li> <li>v) Any traffic calming elements.</li> </ul> <p>Development shall be carried out in accordance with the details as approved.</p>	Additional Condition

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			Reason: In the interests of amenity and to ensure the development complies with shared-use path standards.	
10	113	10.1	<p><b>Additional Condition 23 Pertaining to Temporary Footpath</b></p> <p>Within two months of the date of this permission, details of a suitable temporary footpath shall be submitted to and approved in writing by the Local Planning Authority. Within a period of two months of the written approval, construction of the temporary footpath shall be carried out in accordance with the approved details.</p> <p>The approved temporary footpath shall remain in place until the permanent arrangements for the southern access and footway have been constructed. The temporary footpath shall thereafter be removed and the land restored in accordance with the approved landscaping scheme.</p> <p>Reason: In the interests of public access and amenity.</p>	Additional Condition
11			<p>In answer to the statement received from Cheriton Parish Council we would like to make the following points:</p> <ul style="list-style-type: none"> <li>• The Environment Act 1995 and in particular Schedule 7, clause 16, which is referenced by the Parish Council is more general than planning and relates instead to the breadth of the Authority's functions. Looking at the issue raised by the Parish Council we believe that the relevant provision is s18 of the Planning and Compulsory Purchase Act 2004 which requires local planning authorities to prepare a statement of community involvement (SCI), which is a statement of the authority's policy as to the involvement of interested persons in the exercise of the authority's functions under certain specified sections of the Act. This statement is published on a park-wide basis and is not individually negotiated with interested persons. There is no statutory duty to consult in respect of this statement, and although the NPA chose to consult on the development of the original SCI it has not consulted on any subsequent revisions.</li> <li>• In regards to whether the Authority should consult on the updated SCI, it is the professional opinion of officers that this is not necessary. Paragraph 1.2 of the SCI report confirms that the NPA have not consulted on the revised document as follows: 'This adopted SCI has been updated to refer to the latest versions of legislation, national and local planning policy and reflect the need for flexibility and adaptability in consultation methods in response to the Covid-19 pandemic. The consultation principles remain fundamentally unchanged and so officers recommend that it is not necessary or appropriate to consult on the revised document.'</li> <li>• In response to detailed points raised by the Parish Council these relate to the decision making processes that are governed by separate legislation, which provides for the five clear day publication period and applies to all local authorities. In respect of the one week period between the publication of reports for Planning Committee and the actual meeting, we would point out that information about specific planning applications can be viewed, in real time, on our statutory register of planning</li> </ul>	Answer to representation

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			<p>applications, published via our Public Access pages. We would encourage all our parish and town councils to make use of these pages to keep up to date with planning applications in their respective parishes. The Parish Council have also asked for officer reports to be made available for a month before they come to committee. Unfortunately, we consider this would be unachievable as it would cause an unacceptable delay to decision making.</p> <ul style="list-style-type: none"> <li>• The Parish Council has asked to be notified in advance of complicated applications appearing at Planning Committee. This is something we are happy for officers to look into to investigate further to see whether it is achievable. We do understand that it can take some time for a parish council to select a speaker and prepare a presentation on such a matter. We would have to caveat any such arrangement with the point that Planning Committee agendas are subject to last minute changes.</li> <li>• Finally, the Parish Council has requested that every Planning Committee report includes a definite response by the case officer to every objection on material planning considerations, including whether the application is non-compliant with the NPPF and/or policies in the South Downs Local Plan. The officer reports already address all material planning considerations and include a considerable level of detail on representations, including a summary of all objections made. It is not necessary or a good use of resources to include commentary on every objection made in every Planning Committee report.</li> </ul> <p>In response to the letters from Selborne Parish Council and Worldham Parish Council requesting a consultation on the SCI we would refer to the answers given above.</p>	
11	128	1.17	Second sentence – “The SCI will <u>be</u> updated as necessary...”	Correction
11	130	1.28 -1.31	<p>Schedule of Parish Workshops recently amended. New schedule as follows:</p> <p>Spring – 3 in person parish meetings, one per county</p> <p>Summer – 1 webinar</p> <p>Winter – 3 virtual parish meetings, one per county</p>	Update
11	135	3.4	<p>Bullet point reinstated to the list</p> <ul style="list-style-type: none"> <li>• Ensuring consultations are publicised effectively and it is clear how people can get involved in the process.</li> </ul>	Deleted in error
11	141	4.14	Second sentence – “...and the letter being sent out to neighbours are different <del>than</del> <u>then</u> the overall expiry date...”	Correction

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			Fourth sentence – “...is sent before the expiry date on the form of publicity to which they are a <del>response</del> <u>are responding</u> .”	
11	149	6.6	“...the Human Rights Act (1998), <del>Race Relations Act (Amendment 2000), Disability Discrimination Act (1995)</del> <u>Equality Act (2010)</u> , the Freedom of Information Act (2000) and the Data Protection Act (2018).	Correction

**AMENDMENT TO PC 21/22-10  
ITEM 10 - SDNP/20/05682/CND**

Conditions

1. Approved Plans: The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in Consideration of this Application".  
Reason: For the avoidance of doubt and in the interests of proper planning.
2. Notwithstanding details already approved under earlier permissions, no development above slab level shall commence unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls, doors, windows, rainwater goods and roofs of the proposed building(s), surfacing and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.  
Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development, in accordance with Policy SD5 of the South Downs Local Plan 2014-2033 and the NPPF.
3. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - i. Written specifications (including cultivation and other operations associated with plant and grass establishment);
  - ii. Planting methods, tree pits & guying methods (including particular sizes for each nursery grade of tree to be used within the hard and soft landscape areas;
  - iii. Schedules of plants and trees, noting species, planting sizes and proposed numbers/densities where appropriate;
  - iv. A detailed landscape strategy and layout for the green link through the centre of the application site;
  - v. Details of location of services throughout the site;
  - vi. Retained areas of grassland cover, scrub, hedgerow, trees and woodland;
  - vii. Manner and treatment of watercourses, ditches and banks;
  - viii. A schedule of landscape maintenance for a minimum period of 5 years include details of the arrangements for its implementation;
  - ix. Details of all hard-surfaces, such as paths, kerbs, edges, drainage channels and falls, access ways, seating areas, and parking spaces and roads including their appearance, levels, depth and permeability;
  - x. Means of all boundary treatments to enclose individual property curtilages visible in the public realm including walls, fences, gates, entrances railings and planting;
  - xi. Details of the proposed bridge over the swales, all street furniture including bollards, lighting, signage, cycle racks, tree guards and litter bins;
  - xii. A timetable for implementation of the soft and hard landscaping works.The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and mitigate any impact upon the amenities of neighbouring properties, in accordance with policies SD4 & SD5 of the South Downs Local Plan 2014-2033 and the NPPF.

4. No development above slab level shall commence until a landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reasons: In the interests of amenity and the environment of the development, in accordance with Policy SD4 of the South Downs Local Plan 2014-2033 and the NPPF.

5. No development above slab level shall commence until details of all external lighting to be installed at the site have been submitted to, and approved in writing by the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future residents, create an appropriate public realm, and conserve dark night skies of the South Downs National Park, in accordance with National Park Purposes, Policies SD4, SD5 and SD8 of the South Downs Local Plan 2014-2033 and the NPPF.

6. Development shall be carried out strictly in accordance with the Ecology Mitigation Compensation and Enhancement Strategy, approved in writing by the Local Planning Authority under SDNP/19/03809/DCOND and all biodiversity mitigation and compensation and enhancement features shall be permanently retained. In addition, a written report detailing the measures undertaken in relation to the approved strategy shall be provided at a date no later than six months after the completion of construction activities.

Reason: to conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy SD9 of the South Downs Local Plan 2014-2033

7. Tree protection measures detailed in the Tree Protection plan (December 2015 – KEB20279-03A) shall remain on site during construction. Development shall proceed strictly in accordance with the recommendations of the Arboricultural Implications Assessment (KEB20279aia 7/12/2015) and the Arboricultural Method Statement (KEB20279ams 7/12/2015). 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 SD11 of the South Downs Local Plan 2014-2033, National Park Purposes and the NPPF.

8. Development shall proceed in accordance with the Construction Site impacts Policy approved under SDNP/19/03809/DCOND. The approved policy shall be implemented and adhered to throughout the entire construction period.

Reason: In the interests of highway safety and the amenities of the area, in accordance with Policy SD19 of the South Downs Local Plan 2014-2033.

9. Development shall be carried out strictly in accordance with the detailed remediation scheme approved by the Local Planning Authority under SDNP/19/03809/DCOND.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors in accordance with Policy SD54 of the Local Plan 2014-2033.

10. Before any part of the development is occupied or used (unless otherwise first agreed in writing by the Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Planning Authority.

The verification report and completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors in accordance with policy SD54 of the South Downs Local Plan 2014-2033.

11. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Planning Authority.

Development shall not re-start on site until the following details have been submitted to and approved in writing by the Planning Authority:

- a) A scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.
- b) A written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site.
- c) And (unless otherwise first agreed in writing by the Planning Authority) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment.

The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages; and before any part of the development is occupied or used (unless otherwise first agreed in writing by the Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors in accordance with policy SD54 of the South downs Local Plan 2014-2033.

12. Development shall proceed strictly in accordance with details approved under SDNP/19/05326/DCOND in relation to drainage and shall be carried out before any part of the development is first occupied and shall be retained thereafter.  
Reason: To ensure adequate provision for drainage.
13. Development shall be carried out strictly in accordance with details approved under SDNP/19/05326/DCOND in relation to details of the proposed pumping station, including above ground infrastructure and below ground infrastructure, compound fencing and hardstanding.  
Reason: In the interests of amenity and the environment of the development, in accordance with Policies SD4 & SD5 of the South Downs Local Plan 2014-2033, National Park Purposes and the NPPF.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development falling within the following Classes of Schedule 2 of the Order shall be carried out without the prior written approval of the South Downs National Park Authority: Classes A, B, C & E.  
Reason: To ensure the appearance of the development is satisfactory and complies with Policies SD4 & SD5 of the South Downs Local Plan 2014 -2033 and the National Planning Policy Framework.
15. Development shall be carried out strictly in accordance with the details approved under SDNP/19/03526/DCOND in relation to the sustainable drainage scheme including detailed plans and specifications and shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.  
Reason: In the interests of sustainable development, in accordance with policy SD50 of the South Downs Local Plan 2014-2033 and the NPPF.
16. Development shall be carried out strictly in accordance with the scheme for foul and surface water disposal and the implementation timetable approved under SDNP/19/05326/DCOND.  
Reason: To ensure adequate provision for foul water disposal in accordance with the NPPF.
17. Development shall be carried out strictly in accordance with the scheme for foul and surface water drainage approved in writing by the Local Planning Authority under SDNP/19/05326/DCOND before any part of the development is occupied and shall be retained thereafter.  
Reason: To ensure adequate provision for means of foul and surface water disposal in accordance with the NPPF.
18. The access, road, and footways shall be laid out and constructed in accordance with the approved plans. The approved visibility splays at the site entrance shall be provided and kept free of obstacles at all times.  
Reason: In the interests of highway safety, in accordance with Policy SD19 of the South Downs Local Plan 2014-2033 and the NPPF.
19. The parking arrangements on site shall be completed in accordance with the approved plans and thereafter be used for such purposes at all times.  
Reason: In the interests of highway safety, in accordance with policy SD22 of the South Downs Local Plan 2014-2033 and the NPPF.
20. Notwithstanding details originally approved, no development shall proceed above slab level until plans and particulars showing details of the provision on bin/cycle storage within the site have been submitted in writing to and approved by the Local Planning Authority. The

development shall be carried out strictly in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate provision within the site.

21. Notwithstanding details approved under earlier permissions, no development shall proceed above slab level until the applicant has submitted in writing an energy efficiency strategy for approval by the Local Planning Authority setting out how at least 10% of the development's site energy requirements will be met from renewable resources. Development shall be carried out strictly in accordance with the approved strategy.

Reason: To comply with the National Planning Policy Framework.